Karen Johnson Davidson County
Batch# 702832 DEEDWARR
08/23/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210823-0113522

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12195-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public
My Commission Expires: 11.8.21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marisol Hernandez Rodriguez 108 Colemont Court Antioch, TN 37013	New Owner	148-14-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Dhan Thapa, Karuna Thapa FKA Karna Thapa, husband and wife, and Naina Dahal, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marisol Hernandez Rodriguez***, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

* unmarried woman

Land in Davidson County, Tennessee, and being Lot No. 219, on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 219 fronts 71 feet on the Easterly side of Colemont Court, and extends back between lines, 250 feet to a dead line in the rear on which it measures 93.6 feet.

Being the same property conveyed to Dhan Thapa and Karna Thapa, husband and wife, and Naina Dahal, a married woman, as joint tenants with right of survivorship by Warranty deed from Michael F. Burke, Sole Heir at Law of Charles F. Burke of record in Instrument No. 20160105-0000784 Register's Office for Davidson County, Tennessee, dated December 29, 2015 and recorded on January 05, 2016.

**This property is not a marital residence of Naina Dahal and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **108 Colemont Court, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2021.

GRANTOR:

Dhan Thapa
Dhan Thapa

Karuna Thapa
Karuna Thapa FKA Karna Thapa

Naina Dahal
Naina Dahal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dhan Thapa, Karuna Thapa FKA Karna Thapa and Naina Dahal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of June, 2021.

ndJM
Jim Myers
Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202108230113522

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/22/21 (date of document).

Connie Taylor
Affiant Signature

8/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

