This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13547-RR

Karen Johnson Davidson County
Batch# 715110 DEEDWARR
09/14/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,430.05
20210914-0122754

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $386,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2021.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meheretu Teketel 505 Pippin Drive Antioch, TN 37013	Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	163-02-0B-039.00-CO

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 Bhujel and Damber Bhujel, husband and wife, and Pampa Gurung, An unmarried Woman, as tenants in common with rights of survivorship.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Meheretu Teketel, married man**, 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:

Land in Davidson County, Tennessee, being all of Lot Number 78, on the Plan of First Amendment, Berkley Hall, Phase Five - Section One of Hickory Highlands Planned Unit Development, as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument Number 20050725-0086047 and in Instrument Number 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, of the Register's Of\u64257?ce of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Erik Davis and Andrea Davis by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20141015-0095209 Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on October 15, 2014.

Being the same property conveyed to Dhan Bhujel and Damber Bhujel, wife and husband and Pampa Gurung, an unmarried woman, as tenants in common by Warranty deed from Erik Davis and Andrea Davis, husband and wife of record in Instrument No. 20190627-0062527 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on June 27, 2019.

This is improved property located at: **505 Pippin Drive, 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 2nd day of September, 2021.

GRANTOR:

Dhan Bhujel

Damber Bhujel

Pampa Gurung

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dhan Bhujel, Damber Bhujel, and Pampa Gurung, 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 2nd day of September, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 3, 2021.

J. Carlton Drumwright

September 3, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 3, 2021.

Notary

My Commission Expires: 12/18/22

