This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13922-RR

Karen Johnson Davidson County
Batch# 723902 DEEDWARR
09/27/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210927-0129003

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13922-RR

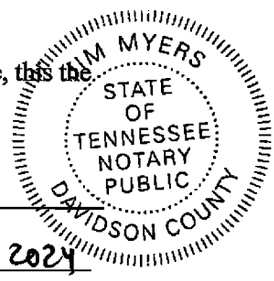
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2021.

Notary Public
My Commission Expires: 1-6-2024



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Andemichael 1065 Shire Drive Nashville, TN 37013	Watermark Capital, Inc. 100 Spectrum Center Drive Suite 150 Irvine, CA 92618-4964	174-01-0A-062.00

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, **Dilli Basnet and Ganga M. Basnet, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Andemichael, an unmarried 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 Lot No. 190 on the Plan of Resubdivision of Lots 186, 222 and 223, Rivendell Woods Phase One-Section One of record in Plat at Instrument No. 20121102-0100778, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dilli Basnet and Ganga M. Basnet, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130409-0035011 Register's Office for Davidson County, Tennessee, dated April 04, 2013 and recorded on April 09, 2013.

This is improved property located at: **1065 Shire Drive, Nashville, 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 20th day of September, 2021.

GRANTOR:

Dilli Basnet

Ganga M. Basnet

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dilli Basnet and Ganga Basnet, 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 20th day of September, 2021.



Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 9-20-21.

Affiant Signature

9-21-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of September, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

