This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13956-RR

..N RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13956-RR

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 9-24-22

Karen Johnson Davidson County
Batch# 730716 DEEDWARR
10/05/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211005-0133972

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ranju Basnet and Gopal Basnet 112 Hearthside Way Antioch, TN 37013	Castle&Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	174-11-0A-506.00-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, **Karna Khatri and Chandra Khatri, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gopal Basnet and Ranju Basnet, husband and wife**, 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. 77 on the Plan of Cane Ridge Farms, Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, 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 Karna Khatri and Chandra Khatri, husband and wife by Warranty deed from Ole South Properties, Inc., Atennessee Corporation of record in Instrument No. 20130816-0086398 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 16, 2013.

This is improved property located at: **112 Hearthside Way, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 30th day of September, 2021.

GRANTOR:

Chandra Khatri

Karna Khatri

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chandra Khatri and Karna Khatri, 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 30th day of September, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 9.30.21.

Affiant Signature

10.1.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2021.

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

Notary's Seal

