WWARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/08/2021 NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 734093 DEEDWARR
10/12/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211012-0136993

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4579

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Naina Kala Khadka, Bal Bahadur Pradhan, and Go Maya Pradhan	SWBC	173-04-0A-105.00-CO
5013 West Oak Highland Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Bir B. Gurung and Madhap Gurung, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Naina Kala Khadka, married and Bal Bahadur Pradhan and Go Maya Pradhan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 105, Phase 1, Oak Highlands, as shown by plat and survey of record in Plat Book 6900, Page 432-435, 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 Ellen Jeanne Graybeal and husband Edward Graybeal by Warranty deed from Lynnea N. Marzella and husband, Anthony H. Marzella of record in Instrument No. 20070226-0023703 Register's Office for Davidson County, Tennessee, dated February 19, 2007 and recorded on February 26, 2007.

Being the same property conveyed to Bir B. Gurung and Madhap Gurung, as joint tenants with right of survivorship by Warranty deed from Ellen Jeanne Graybeal and husband, Edward Graybeal of record in Instrument No. 20191004-0102007 Register's Office for Davidson County, Tennessee, dated October 3, 2019 and recorded on October 4, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5013 West Oak Highland Drive, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on October 8, 2021}.

Madhap Gurung

Bir B. Gurung

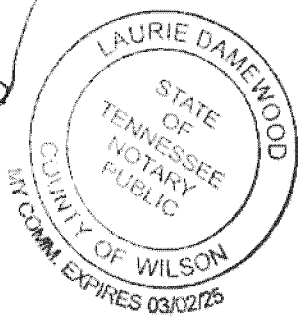
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Madhap Gurung and Bir B. Gurung, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 8, 2021.

Notary Public



My Commission Expires: _____

File #: 2021-4579

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 October 8, 2021.

J. Carlton Drumwright

October 8, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 8, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY