WARRANTY DEED

LISA K W WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible]00.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/29/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 21, 2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4806

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Salaithomas Heinwaiyaw and Chaing Ly	NEW OWNER	162-16-0E-065.00-CO
521 Bell Trace Lane		
Antioch, TN 37013		

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,

Christelle Kasongo, Married

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

Salaithomas Heinwaiyaw and Chaing Ly, 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. 65 on the Plan of Bell Crest, Section Two, a Planned Unit Development of record in Plat Book 9700, Page 20, 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 Tanka Dulal and Pramita Bhattarai, husband and wife by Warranty deed from Woubit Amafe, a single woman of record in Instrument No. 20150410-0031625 Register's Office for Davidson County, Tennessee, dated April 7, 2015 and recorded on April 10, 2015. (Value of consideration shown in aforementioned deed $155,000.00.)

Being the same property conveyed to Christelle Kasongo, married by Warranty deed from Bijay Dulal f/k/a Tanka Dulal and Pramita Bhattarai, husband and wife of record in Instrument No. 20210714-0094795 Register's Office for Davidson County, Tennessee, dated July 9, 2021 and recorded on July 14, 2021. (Value of consideration shown in aforementioned deed $285,000.00.) Being also known as 521 Bell Trace Lane Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THE ABOVE DESCRIBED PROPERTY NEVER HAVING BEEN THE PRIMARY RESIDENCE OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

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 521 Bell Trace Lane 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.

Karen Johnson Davidson County
Batch# 748945 DEEDWARR
11/03/2021 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20211103-0147196

Witness my hand on October 29, 2021}.

Christelle Kasongo

STATE OF TENNESSEE

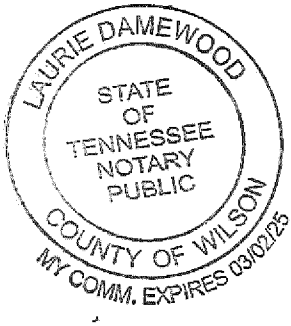
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christelle Kasongo, 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 29, 2021.

Notary Public

My Commission Expires: _____



File #: 2021-4806

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Lisa K R Wagner, 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 10/29/21 (date of document).

Affiant Signature

10/29/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of Oct., 2021.

Notary's Signature

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 01·08·2024