This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14760-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-14760-RR

Karen Johnson Davidson County
Batch# 764245 DEEDWARR
12/01/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211201-0158556

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this the 23rd day of November, 2021.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Basanti Sunuwar and Sharmila Sunuwar 1245 Anduin Avenue Antioch, TN 37013	Castle&Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	174 01 0A 148.00

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, **Dilip Sambahamphe f/k/a Mangal Subba and Liza Pithakote Magar f/k/a Mon Subba, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Basanti Sunuwar, unmarried and Sharmila Sunuwar, unmarried, as joint tentants with right of survivorship**, 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:

Being all of Lot N0. 123, on the Plat of, Rivendell Woods, Phase 2, Section 2, according to plat and survey appearing of record in Instrument No. 20130812-0084220, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Mangal Subba And Mon Subba, Husband And Wife, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20140211-0012057, in the Register's Office of Davidson County, Tennessee, dated January 28, 2014 and recorded on February 11, 2014.

This is improved property located at: **1245 Anduin Avenue, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, 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 23rd day of November, 2021.

GRANTOR:

Dilip Sambahamphe f/ka Mangal Subba
Dilip Sambahamphe f/k/a Mangal Subba

Liza Pithakote Magar f/k/a Mon Subba
Liza Pithakote Magar f/k/a Mon Subba
Li

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dilip Sambahamphe f/k/a Mangal Subba and Liza Pithakote Magar f/k/a Mon Subba, 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 23rd day of November, ~~2021~~.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202112010158556

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 11-23-21.

Affiant Signature

11-23-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of November, 2021.

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

Notary's Seal

