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Karen Johnson Davidson County
Batch# 764368 **DEEDWARR**
12/01/2021 11:57:17 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211201-0158728

WARRANTY DEED

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2021.

_____
Notary Public

MY COMMISSION EXPIRES: 10/11/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Shoun, Millennial Title, LLC, 5120 Virginia Way,, Suite B-13, Brentwood, TN 37027

File No.: TN-2021-12115NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Keshar Bahadur Dura and Gita Gurung	Silverton Mortgage	155-8-C-17.00 CO
(NAME)	(NAME)	
6528 Chessington Drive	P.O. Box 71096	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Charlotte, NC 28272-1096	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty Thousand And No/100 Dollars ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADNAN K. BAHOUR AND IKBAL I. AJIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HA**VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KESHAR BAHADUR DURA AND SPOUSE GITA GURUNG**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That 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. 17, POPLAR CREEK ESTATES, PHASE 2, as shown

on plat of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888-889, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adnan K. Bahour and Ikbal I. Ajin, husband and wife by Deed dated November 9, 2012 and recorded on November 13, 2012 in Instrument Number 201211130104000, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6528 Chessington Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 30 day of November 2021.

Adnan K. Bahour

Ikbal I. Ajin

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of November 2021, before me personally appeared Adnan K. Bahour and Ikbal I. Ajin, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of November 2021.

Commission Expires: 4/20/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public