Karen Johnson Davidson County
Batch# 768554 DEEDWARR
12/06/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20211206-0161534

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14867-CL

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

KRISTEN M. TRAN
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this the ~~30th~~ 29 day of ~~November~~ December, 2021.

Notary Public
My Commission Expires: 10/21/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Loc Nguyen 652 Williamsport Ct Nashville, TN 37221	Loc Nguyen 652 Williamsport Ct Nashville, TN 37221	174 01 0A 099.00

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, **Indra Baniya and Damber Baniya, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Loc Nguyen, a married man**, 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 No. 22, Rivendell Woods Phase One - Section Two, according to plat and survey of record in Instrument No. 20080829-0088935, 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 Indra Baniya and Damber Baniya, Wife and Husband by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130725-0076897 in the Register's Office of Davidson County, Tennessee, Dated July 12, 2013 and recorded on July 25, 2013.

This is improved property located at: **1084 Shire Drive, Nashville, 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 November, 2021.

GRANTOR:

Damber Baniya

Indra Baniya

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Damber Baniya and Indra Baniya, 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 November, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202112060161534

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/30/2021 (date of document).

Jennifer Russell
Affiant Signature

12/2/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

