Karen Johnson Davidson County
Batch# 773355 DEEDWARR
12/14/2021 09:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,380.10
20211214-0165063

Name and Address of New Owner:
Genet Meles
3013 Beachmist Way
Nashville, TN 37013

Send Tax Bills To:
SWBC
9311 San Pedro #100
San Antonio TX 78216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150 16 0A 100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bikash Chhetri and Radhika Subedi, formerly known as Ganga Subedi, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Genet Meles, married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plat of Section Three Windhaven Shores "A Cluster Lot Subdivision" of record in Instrument No. 20041214-0148382, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Bikash Chhetri and Ganga Subedi, husband and wife, by Warranty Deed from Tiffany Kay Head, unmarried, of record in Instrument No. 20161114-0119980, in the Register's Office of Davidson County, Tennessee, dated November 09, 2016 and recorded on November 14, 2016.

Ganga Subedi is now known as Radhika Subedi pursuant to the Petition for Name Change in the United States District Court for Middle District of Tennessee granted on April 14, 2021.

Being also known as 3013 Beachmist Way, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of December, 2021.

Radhika Subedi formerly known as Ganga Subedi (SEAL)
Radhika Subedi, formerly know as Ganga Subedi

STATE OF Ohio
COUNTY OF Franklin

On this 4 day of December, 2021, before me personally appeared Radhika Subedi, formerly known as Ganga Subedi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 4 day of December, 2021.

Notary Signature
My commission expires: 11/12/2024

KELLY ZIMMERMAN
Notary Public
State of Ohio
My Comm. Expires
November 12, 2024

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of December, 2021.

_____(SEAL)
Bikash Chhetri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2021, before me personally appeared Bikash Chhetri, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 6th day of December, 2021.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $373,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 6th day of December, 2021.

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/2/25

_____
Notary Public
My commission expires: _____
File No. 2021-3530

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 December 8, 2021.

J. Carlton Drumwright

December 8, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 8, 2021.

Notary

My Commission Expires: 12/18/22

