WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15085-RR

Karen Johnson Davidson County
Batch# 774793 DEEDWARR
12/16/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20211216-0166256

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00**

Affiant

Subscribed and sworn to before me, this 7th day of **December, 2021.**

Notary Public
My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Karna Khatri **Chandra Khatri**	**Castle & Cooke Mortgage LLC**	**173080A03000CO**
905 Creekedge Court	**13751 S. Wadsworth Park Drive, Suite 101**	
Antioch, TN 37013	**Draper, UT 84020**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joshua E. Bahindulw, unmarried and Enyama A. Apimbo, unmarried, as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karna Khatri and Chandra Khatri, husband and wife

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:

Land in Davidson County Tennessee, being Lot No. 65 on the Plan of Deer Valley, Section One, "Cluster Lot Subdivision" of record in Plat in Instrument No, 20030205-0016206, 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 Joshua E. Bahindulwa and Enyama A. Apimbo by Warranty Deed from Ahmed Brifkani and Khalida Brifkani, husband and wife dated October 28th 2019 and recorded October 29th 2019 of record in Instrument No. 20191029-0110718 said Register's Office, Davidson County, Tennessee.

Limited Power of Attorney executed by Enyama A. Apimbo appointing Lazaro Makyambe to sign on his behalf dated _____ and recorded in Instrument No. __20211216016625 5____, Register's Office for Davidson County, Tennessee.

HE2021-0293

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **905 Creekedge Court, 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, 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 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.

Witness my/our hand(s) this **7th** day of **December, 2021**.

Joshua E. Bahindulwa

Enyama A. Apimbo

By: _____
Lazaro Makyambe, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, **Joshua E. Bahindulwa and Enyama A. Apimbo,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **December, 2021.**

Notary Public
My Commission Expires: 10/11/22

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Lazaro Makyambe** to me known to be the person who executed the foregoing instrument in behalf of **Enyama A. Apimbo** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Enyama A. Apimbo.**

Witness my hand, at office, this **8th** day of **December, 2021.**

Notary Public
My Commission Expires: 10/11/22

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

HE2021-0293

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 12-7-21.

Affiant Signature

12-8-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of December, 2021.

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

Notary's Seal

