Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-2810TN

Karen Johnson Davidson County
Batch# 785828 DEEDWARR
01/10/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220110-0002606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2021.

Notary Public
Commission Expiration:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Bir Bista and Goma Bista 882 Daybreak Dr. Nashville, TN 37013	SWBC 9311 San Pedro #100 San Antonio, TX 78216	174-13-0A-137.00

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Derek Hamblen and Alexis Sotereanos, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **Bir Bista and Goma Bista,** 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:

Property known as: 882 Daybreak Dr., Nashville, TN 37013, County of Davidson

Being Lot Number 137, Sunset Hills, Phase Four, as shown of record in Instrument Number 20150211-0012821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek Hamblen, unmarried, and Alexis Sotereanos, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Lake Forest Homes, Inc., dated 09/28/2015 and recorded 10/07/2015 in Instrument No. 20151007-0102185, in the Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 174-13-0A-137.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 882 Daybreak Dr., Nashville, TN 37013

LTE File No.: 21-2810TN

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 my hand this 29th day of December, 2021.

Derek Hamblen

Alexis Sotereanos

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

On this 29th day of December, 2021, before me personally appeared **Derek Hamblen and Alexis Sotereanos**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2021.

Diana Temoshenko
Notary Public
Commission Expiration: 12/31/2024

Commonwealth of Pennsylvania - Notary Seal
Diana Temoshenko, Notary Public
Allegheny County
My commission expires December 31, 2024
Commission number 1165366
Member, Pennsylvania Association of Notaries

LTE File No.: 21-2810TN

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 29, 2021.

J. Carlton Drumwright

December 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 29, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY