WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**.

Kimberley C Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Mary Gail Porter
Notary Public

Commission Expires: 01-10-2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 810529 DEEDWARR
02/24/2022 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20220224-0020882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Binod Rayamajhi Maiya Karki Rayamajhi	SAME	**163 16 0C 323.00**
(NAME) 1827 Azure Way	(NAME)	
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JONES CONSTRUCTION, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BINOD RAYAMAJHI and MAIYA KARKI RAYAMAJHI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 323 of Phase 3-B of Matlock Townhomes, being Private Elements within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705- 0080103, Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939; Instrument No. 20111228-0101458; Instrument No. 20170612-0058618, and Instrument No. 20200828-0098062 (which adds Phase 3-B, and depicts the above-referenced Units on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 3-B) and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Units as specified by said Master Deed and the amendments thereto, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Jones Construction, LLC, a Tennessee limited liability company in Quitclaim Deed from J Core Properties, LLC, a Tennessee limited liability company dated 09/10/2021 and recorded 09/16/2021 in Instrument Number 202109160124299 in the official records of Davidson County Recording Office.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **2417 Danilynn Drive, Antioch, TN 37013**
(House Number) (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, successors 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, successors 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 31th day of January, 2021.

Jones Construction, LLC

S. Nixon Pressley, DESIGNATED AGENT

S. Nixon Pressley
Designated Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared S. Nixon Pressley, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Designated Agent, of Jones Construction, LLC, the within named bargainor, a limited liability company, and that he as such Designated Agent, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said S. Nixon Pressley as such Designated Agent.

Witness my hand this 31th day of January, 2021.

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

Kimberley C Kindall
NOTARY PUBLIC

My Commission Expires: 5.2.2022.

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 2nd day of February, 2022.

Ernest D Bennett III 02/02/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 2nd day of February, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

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