WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-15627-BR

Karen Johnson Davidson County
Batch# 816019 DEEDWARR
03/04/2022 12:19:30 PM 6 pgs
Fees: $33.00 Taxes: $1,579.90
20220304-0025065

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $427,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of February 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Binod Bhujel Rekha Subedi Bhujel 3221 Hidden Creek Drive Antioch, TN 37013	New Owner	182-01-0A-080.00 CO

ESTATE WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

DELBERT L. FANN, as Personal Representative of the Estate of John Derek Richardson

and

JUDITH RICHARDSON STANBROOK

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

BINOD BHUJEL and REKHA SUBEDI BHUJEL, Husband and Wife,

(herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 3221 Hidden Creek Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever; and Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; has a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' 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.

This instrument is executed on behalf of JUDITH RICHARDSON STANBROOK by DELBERT L. FANN pursuant to a Limited Power of Attorney executed by her on December 15, 2021, of record in Instrument No. 202203040025064 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 4th day of February 2022.

Estate of John Derek Richardson

Delbert L. Fann

DELBERT L. FANN, Personal Representative of the Estate of John Derek Richardson

Judith Richardson Stanbrook

JUDITH RICHARDSON STANBROOK, Individually, by DELBERT L. FANN, Attorney-in Fact

By Delbert L. Fann
Her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DELBERT L. FANN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the court appointed Personal Representative of the Estate of John Derek Richardson, the within named bargainor, and that he as such Personal Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 4th day of February 2022.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DELBERT L. FANN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney-In-Fact for Judith Richardson Stanbrook, the within named bargainor, and that he as such Attorney-in Fact, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this the 4th day of February 2022.

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Phase One, Section Two, Sunset Hills, of record in Instrument No. 20071220-0146323, 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 Carol C. Richardson by Warranty Deed from Christopher J. Jones and Angela Joy Jones, husband and wife, dated May 9, 2014, of record in Instrument No. 20140513-0040971, said Register's Office.

Carol C. Richardson having died intestate on or about September 30, 2020, in Davidson County, Tennessee, leaving John D. Richardson as her only Heir-at-Law. For further reference, see Affidavits of Heirship of record as Instrument Nos. 20201109-0131090, and 20201109-0131091, and Quitclaim Deed of record as Instrument No. 20201109-0131092, said Register's Office.

John D. Richardson, a/k/a John Derek Richardson, having died testate on or about December 30, 2020, in Davidson County, Tennessee. Pursuant to the terms of his Last Will and Testament of record in Docket No. 21P351, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate. Judith Richardson Stanbrook being the sole devisee of John Derek Richardson pursuant to said Last Will and Testament.

The above description is the same as in the previous deed of record.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2022 and subsequent years.

2. Matters as shown in plan of record in Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20070605-0067129, and amended as Instrument Nos. 20110203-0009586, 20130712-0072091, and 20150227-0017000, said Register's Office.

4. Easement(s) and/or Restrictions as set forth in deeds of record in Book 5388, page 713, and in Book 5894, page 186, said Register's Office.

5. Storm Water Detention Agreement of record as Instrument No. 20060406-0039475, said Register's Office.

6. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record as Instrument No. 20070710-0082048, said Register's Office.

7. Right-of-Way Easement of record as Instrument No. 20071109-0132386, said Register's Office.

Certificate of Authenticity

I, Michael Ferrence, 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 2/4/22.

Affiant Signature

2/8/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of February, 2022.

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

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires