Karen Johnson Davidson County
Batch# 842376 DEEDWARR
04/20/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20220420-0045372

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-116759-DD

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00.

Kristen Vordis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2022.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES:
5-7-2024
(AFFIX SEAL)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

02-NSH22-03947

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sujeet Shrestha and Apsara Ghimire 6305 Spera Pointe Xing Hermitage, TN 37076	New owner	098-05-0B-013.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey K. Merryman and Shelby R. Merryman, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sujeet Shrestha and Apsara Ghimire, husband and wife**, hereinafter called the Grantees, their 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 Lot No. 13 on the Plan of First Revision, Final Plat, Baypointe Subdivision, Phase I of record in Plat at Instrument No. 20000621-0061773, 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 Jeffrey K. Merryman and Shelby R. Merryman, husband and wife by Warranty Deed from Christopher G. Brown and wife, Patrina Conley Brown of record in Instrument No. 20150702-0064048 Register's Office for Davidson County, Tennessee, dated June 26, 2015 and recorded on July 02, 2015. (Value of consideration shown in aforementioned deed $235,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **6305 Spera Pointe Xing, Hermitage, TN 37076**

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of April, 2022

Jeffrey K. Merryman

Shelby R. Merryman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of April , 2022 , before me personally appeared Jeffrey K. Merryman and Shelby R. Merryman, 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 (or person's) free act and deed.

Notary Public:

My Commission Expires: 6.14.25

FAITH L. LOWE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/11/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 04/11/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 **day of** April, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM