Name and Address of New Owner:
Maita Subba and Gaumati Bohora
500 Nightfall Court
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 844836 DEEDWARR
04/25/2022 11:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20220425-0047219

Send Tax Bills To:
SWBC mortgage
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 182-01-0A-038.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mena Estany and Melanie Behnam, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Maita Subba and Gaumati Bohora, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Section One, Phase One, Sunset Hills, of record in Plat at Instrument No. 20070607-0068102, 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 Mena Estany, a single man by Warranty deed from Kevin B. Gibbs and Allyson J. Carvajal n/k/a Allyson Gibbs, husband and wife of record in Instrument No. 20180301-0019435 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on March 01, 2018. (Value of consideration shown in aforementioned deed $277,500.00.) Being also known as 500 Nightfall Court Nashville, Tennessee 37013.

Mena Estany has since married Melanie Behnam and she joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Mena Estany.

This is ___X__ improved _____ unimproved property also known as 500 Nightfall Court Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2022.

Mena Estany (SEAL)
Mena Estany

(SEAL)
Melanie Behnam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2022, before me personally appeared Mena Estany and Melanie Behnam, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2022.

Notary Signature
My commission expires: 3/17/24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 15th day of April, 2022.

Notary Public
My commission expires: 3/17/24
File No. 2022-440

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

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 April 15, 2022.

J. Carlton Drumwright

April 15, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 15, 2022.

Notary

My Commission Expires: 12/18/22

