Karen Johnson Davidson County
Batch# 846048 DEEDWARR
04/27/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220427-0048241

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15871-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$435,000.00~~.

Affiant

Subscribed and sworn to before me, this the 5th day of April, 2022.

Notary Public
My Commission Expires: 7.7.25

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Beshara 1257 Anduin Avenue Antioch, TN 37013	Mary Beshara 1257 Anduin Ave Antioch, TN 37013	174 01 0C 126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Surya Achhami f/k/a Surya Bahadur, a married man and Sanju Achhami, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mary Beshara, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs 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 all of Lot No. 126, on the plan of Final Plat, Rivendell Woods Subdivision Phase 2, Sec. 3, according to plat and survey appearing of record in Instrument Number 20141104-0101766, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Surya Bahadur, a married man and Sanju Achhami, an unmarried woman, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20150706-0064828, in the Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on July 06, 2015.

Joseph Surya Achhami and Surya Bahadur is one and the same person.

Kanchhi Achhami joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **1257 Anduin Avenue, Antioch, TN 37013. Formerly known as 1132 Silvermoon Drive, Antioch TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2022.

GRANTOR:

Joseph Surya Achhami

Joseph Surya Achhami f/k/a Surya Bahadur

Kanchhi Achhami

Kanchhi Achhami

Sanju Achhami

Sanju Achhami

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joseph Surya Achhami, Kanchhi Achhami and Sanju Achhami,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of April, 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202204270048241

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5, 2022 (date of document).

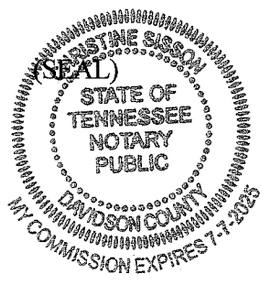
Affiant Signature

April 5, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of April, 2022.

(SEAL)



Notary's Signature
My Commission Expires: