WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-6342-RA

Name and Address of New Owner:
Gopal Basnet and Ranju Basnet

Send Tax Bills To:
Castle & Cooke Mortgage, LLC
13751 South Wadsworth Park Drive
Suite 101
Draper, UT 84020

Karen Johnson Davidson County
Batch# 848297 DEEDWARR
04/29/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220429-0050110

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 181 03 0A 167.00

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, **Estate of Vicki Gail Lepley**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gopal Basnet and Ranju Basnet, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 167 of the plan of Indian Creek Estates, Section 3, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Vicki Gail Lepley by Deed dated October 24, 2001 from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D. C., recorded November 9, 2001, in Instrument Number 20011109-0123593, in the Register's Office for Davidson County, Tennessee. Vicki Gail Lepley having since died testate on August 3,2021 leaving Barbara Savage the Executrix of the estate by her Last Will & Testament.

This is improved ( ) or unimproved ( ) property, known as: 200 Cheoah 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 22nd day of April, 2022.

Estate of ~~Vicki~~ Gail Lepley

By: _____
Barbara ~~Savage~~, Executrix

By: _____
Cynthia Wherry, Devisee

By: _____
Wendy Wherry Dillion, Devisee of Estate of Vicki Gail Lepley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 22nd day of April, 2022, before me personally appeared Barbara Savage, Executrix of Estate of Vicki Gail Lepley, Cynthia Wherry, Devisee of Estate of Vicki Gail Lepley, and Wendy Wherry Dillion, Devisee of Estate of Vicki Gail Lepley of Estate of Vicki Gail Lepley, 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 22nd day of April, 2022.

KRISTEN L BROWN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Signature
My commission expires: 3-5-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $435,000.00, 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 22nd day of April, 2022.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 1/3/2023
File No. 2022-04-1516

202204290050110

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 4/22/22.

Affiant Signature

4/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of April, 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