WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17217-RR

Name and Address of New Owner:
Amber Badhadur Gurung and Bhadra Kumari Gurung
1729 Elijah Ryan Drive
Antioch, TN 37013

Send Tax Bills To:
Castle & Cook Mortgage, LLC
13751 South Wadsworth Park Dr., Ste 101
Draper, UT 84020-7947

Karen Johnson Davidson County
Batch# 866163 DEEDWARR
06/02/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,935.10
20220602-0063501

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 174-11-0C-002.00-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, **Reyes Construction Inc, a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amber Badhadur Gurung and Bhadra Kumari Gurung, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Cane Ridge Farms, Phase III, Section 2, of record in Instrument No. 20180730-0074028, 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 a portion of the same property conveyed to Avin Sindi and Kimberly Austin, Tenants in common with rights of survivorship, by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, of record in Instrument No. 20150303-0018169, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015. (Value of consideration shown in aforementioned deed $105,000.00.)

Being the same property conveyed to Shivan Sindi by Warranty Deed from Avin Sindi and Kimberly Austin, married, of record in Instrument No. 20190301-0018846, Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on March 01, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Reyes Construction, Inc., a Tennessee Corporation, by Warranty Deed from Shivan Sindi, of record in Instrument No. 20200317-0029296, Register's Office for Davidson County, Tennessee, dated February 26, 2020 and recorded on March 17, 2020. (Value of consideration shown in aforementioned deed $70,000.00.)

Being the same property conveyed to Michel Cruz Denis by Quitclaim Deed from Reyes Construction Inc., a Tennessee Corporation, of record in Instrument No. 20200914-0104587, Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 14, 2020. (Value of consideration shown in aforementioned deed $0.00.)

For informational purposes only: Being also known as 1729 Elijah Ryan Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 26th day of May, 2022.

Reyes Construction Inc, a Tennessee Corporation

By: _____
Deanna Reyes, Vice President/Secretary

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Deanna Reyes, Vice President/Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President/Secretary of Reyes Construction Inc, the within named bargainor, a Corporation, and that as such Vice President/Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President/Secretary.

Witness my hand, at office, this 26th day of May, 2022.

_____
Notary's Signature
My commission expires: 5-5-2025

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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 $523,000.00, 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
26th day of May, 2022.

_____
Notary Public
My commission expires: _____
File No. GNT-22-2122

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

202206020063501

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 5/26/22.

Affiant Signature

5/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of May, 2022.

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

Notary's Seal

