WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-17408-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17408-RR

Karen Johnson Davidson County
Batch# 866368 DEEDWARR
06/02/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220602-0063807

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2022.

Notary Public
My Commission Expires:

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Michael Wenger 1057 Shire Drive Antioch, TN 37013	Mortgage Investors Group 8320 East Walker Springs Lane #200 Knoxville, TN 37923	174-01-0A-188.00-CO

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, **Amber Gurung and Bhadra Kumari Gurung, Husband and Wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Michael Wenger, an unmarried man**, 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 Lot No. 188 on the Plan of Resubdivision of Lots 186, 222 and 223, Rivendell Woods, Phase One, Section One of record in Plat at Instrument No. 20121102-0100778, 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 Bhadra Gurung and Amber Gurung, wife and husband by Warranty deed from Ole South Properties INC, a Tennessee corporation of record in Instrument No. 20130416-0037654 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on April 16, 2013.

This is improved property located at: **1057 Shire 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 24th day of May, 2022.

GRANTOR:

Amber Gurung

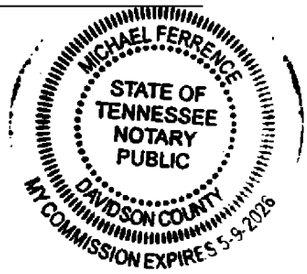
Bhadra Kumari Gurung

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amber Gurung and Bhadra Kumari Gurung, 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 24th day of May, 2022.

Notary Public
My Commission expires: _____



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 5/24/22.

Affiant Signature

5/24/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of May, 2022.

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

Notary's Seal

