Karen Johnson Davidson County
Batch# 885448 DEEDWARR
07/07/2022 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,655.75
20220707-0078503

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $447,500.00.

Affiant

Subscribed and sworn to before me this 1st day of July, 2022.

Notary Public
My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-301

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marleen Yosef and Philo Zaki	New Owner	
1432 Ohara Drive		174 11 0A 478.00
Nashville, TN, 37013		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Chandra Chhetri and Bina Gurung, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marleen Yosef and Philo Zaki, wife and husband ,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the plan of Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Geneva Maxwell Johnson f/k/a Geneva Maxwell, a married woman to Chandra Chhetri and Bina Gurung, Husband and Wife, recorded March 4, 2019, as Instrument No. 20190304-0019403 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $278,000.00.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1432 Ohara Drive, Nashville, TN 37013.**

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

Witness our hands this 1st day of July, 2022.

Chandra Chhetri

Bina Gurung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chandra Chhetri and Bina Gurung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2022.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public: Ryan J. Alspaugh
My Commission Expires: 09/20/2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/1/22.

D. Shayne Adair

7/5/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026