Karen Johnson Davidson County
Batch# 885455 DEEDWARR
07/07/2022 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20220707-0078516

WARRANTY DEED

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~6TH~~ DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Anthony Rousell, Jr.	NEW OWNER	098130C08600CO
(NAME)	(NAME)	
1605 Sarahs Cove		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Shail Neupane and Dikshya Prasai, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Anthony Rousell, Jr., an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 76 on the Plan of Revision to Lots 76 & 78 of Meadows of Seven Points Phase 3, First Revision & Phase 4, Section I, of record in Instrument No. 20041008-0121972, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shail Neupane and Dikshya Prasai, husband and wife by Warranty Deed from Christopher D. Smith and M. Kathaleen Smith, husband and wife, dated 08/24/2017, of record in Instrument 201708300089128, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument 200410080121972, (2) Covenants, conditions, easements and restrictions recorded in Book 11670, Page 822, (3) Storm Water Detention Agreement Easement of record in Book 11681, Page 411, (4) Easement including terms and conditions thereof as recorded in Book 11738, Page 776, (5) Charter of the Meadows of Seven Points Homeowner's Association, Inc., of record in Instrument 200003220028986, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1605 Sarahs Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of July, 2022.

Shail Neupane

Dikshya Prasai

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shail Neupane and Dikshya Prasai,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of July, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202207070078516

Certificate of Authenticity

I, Mark Bledsoe, 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 7/5/22.

Date

Affiant Signature

7/5/22
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 5th day of July, 20 22.

Notary's Signature

My Commission Expires: 4/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY