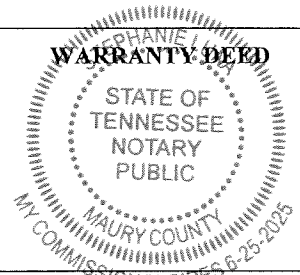
Karen Johnson Davidson County
Batch# 895983 DEEDWARR
07/29/2022 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220729-0086626

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/15/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/25/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3952

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Frantz Z. Altidort and Luc R. Altidort	New owner	174-11-0A-537.00-CO
2028 Leefield Drive		
Antioch, TN 37013		

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,

Bimala Chhetri, a single woman and Goma Chhetri, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frantz Z. Altidort, and unmarried man and Luc R. Altidort, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 116 on the Plan of Cane Ridge Farms Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, 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 Bimala Chhetri, a single woman by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20140115-0004091 Register's Office for Davidson County, Tennessee, dated January 09, 2014 and recorded on January 15, 2014. (Value of consideration shown in aforementioned deed $145,000.00.)

Being the same property conveyed to Bimala Chhetri, a single woman and Goma Chhetri, a married woman by Quitclaim deed from Bimala Chhetri, a single woman of record in Instrument No. 20140716-0062710 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 16, 2014. (Value of consideration shown in aforementioned deed $0.00.) Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2028 Leefield Drive Antioch, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on July 15, 2022}.

Bimala Chhetri

Goma Chhetri

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Bimala Chhetri and Goma Chhetri, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 15, 2022.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2022-3952

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-29-22 (date of document).

Affiant Signature

Date: 7-29-22

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of July, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

