Karen Johnson Davidson County
Batch# 898599 DEEDWARR
08/04/2022 07:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220804-0088692

Name and Address of New Owner:
Pabitra Guragai and Sudarshan Guragai
5197 Preserve Boulevard
Nashville, TN 37013

Send Tax Bills To:
CARDINAL FINANCIAL CO.
3701 ARCO CORPORATE DR., SUITE 200
CHARLOTTE, NC 28273

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 175 06 0A 139.00

**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, **Puspa L. Adhikari, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pabitra Guragai, a married woman and Sudarshan Guragai, an unmarried man, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being all of Lot No. 95 (Ninety-Five) on the Plan of Phase One, Section Two, The Preserve at Old Hickory "Cluster Lot Subdivision", according to Plat and Survey appearing of record in Instrument No. 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Puspa Adhikari, an unmarried man, by Quitclaim Deed from Puspa Adhikari, an unmarried man and Rudra Dahal, an unmarried man, of record in Instrument No. 20200309-0026212, in the Register's Office of Davidson County, Tennessee, dated February 23, 2020 and recorded on March 09, 2020.

Being the same property conveyed to Puspa Adhikari, an unmarried man and Rudra Dahal, an unmarried man, by Warranty Deed from Robert G. Lyda and Charity A. Lyda, husband and wife, and Reva Ann Fox, an unmarried woman, of record in Instrument No. 20170119-0005817, in the Register's Office of Davidson County, Tennessee, dated January 13, 2017 and recorded on January 19, 2017.

This improved property known as 5197 Preserve Blvd, Nashville TN 37013.

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 29nd day of July, 2022.

Adhikari (SEAL)
Puspa L. Adhikari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29nd day of July, 2022, before me personally appeared Puspa L Adhikari, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29nd day of July, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**AFFIDAVIT OF VALUE**

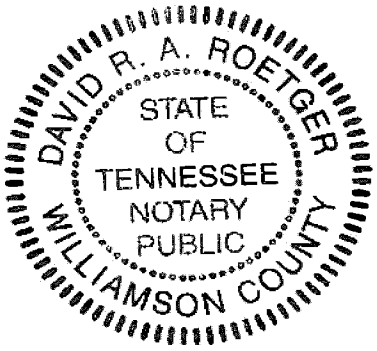
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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 $385,000.00, 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
29nd day of July, 2022.

Notary Public
My commission expires: 6.21.25
File No. 2022-4986-LW



**Tennessee Certification of Electronic Document**

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.29.2022 (date of document).

Affiant Signature

7.29.2022

Date

State of TN

County of Williamson

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

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25