Karen Johnson Davidson County
Batch# 900528 DEEDWARR
08/08/2022 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20220808-0090150

Name and Address of New Owner:
Juna Subedi, Bijoy Chhetri, and Kalpana Baniya
166 Bombadil Ln.
Antioch, TN 37013

Send Tax Bills To:
Juna Subedi, Bijoy Chhetri, and Kalpana Baniya
Same

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 174-01-0A-239-00

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, **Dal Raj Gurung a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Juna Subedi and Bijoy Chhetri, Husband and Wife, and Kalpana Baniya an Unmarried Woman, as joint tenants with rights of survivorship.,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Final Plat of Rivendell Woods, Phase 5 of record in Plat at Instrument No. 201705230051055, 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 Dal Raj Gurung, a married man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180123-0006818 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 23, 2018. (Value of consideration shown in aforementioned deed $180,540.00.)

This is __X__ improved _____ unimproved property also known as 1316 Bombadil Lane 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 3rd day of August, 2022.

_____(SEAL)
Dal Raj Gurung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of August, 2022, before me personally appeared Dal Raj Gurung, 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 3rd day of August, 2022.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

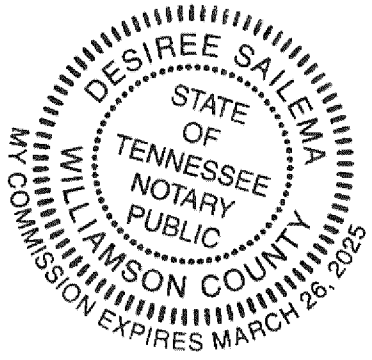
STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $370,000.00, 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
3rd day of August, 2022.

Notary Public
My commission expires: 05/26/25
File No. 2022-497



Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **08/03/22** (date of document).

Affiant Signature

08/08/22
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **8** day of **August**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

