16481

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 903110 DEEDWARR
08/15/2022 08:58:06 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220815-0092129

Name and Address of New Owner:
Joseph Kenyiawa and Rosemary Lokule
704 Candlecreek Way
Antioch TN 37013

Send Tax Bills To:
~~Joseph Kenyiawa and Rosemary Lokule~~
~~Same~~ United Wholesale Mortgage
585 South Blvd. E
Pontiac MI 48341

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

Map & Parcel No: 175-06-0A-095.00-CO

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, **Hem Kharel and Monica Mon Kharel F.K.A Mon Timsina, Husband and Wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph M. Kenyiawa and Rosemary S. Lokule, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. 149, Section One, The Preserved at Old Hickory, "Cluster Lot Subdivision", a Planned Unit Development, according to Plat and survey appearing of record in Instrument Number 20060824-0104545, 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 Hem Kharel and Mon Timsina, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130220-0016809 Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 20, 2013. (Value of consideration shown in aforementioned deed $139,990.00.)

Mon Timsina having since changed her name to Monica Mon Kharel via petition for name change in United States District Court for the Middle District of Tennessee dated March 21, 2014. Mon Timsina and Monica Mon Kharel being one in the same person.

This is __X__ improved _____ unimproved property also known as 704 Candlecreek WayAntioch, 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.

Hem Kharel (SEAL)

Monica Mon Kharel (SEAL)

STATE OF Pennsylvania
COUNTY OF Allegheny

On this 3 day of August, 2022, before me personally appeared Hem Kharel and Monica Mon Kharel, 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 3 day of August, 2022.

Notary Signature
My commission expires: October 17, 2023

Commonwealth of Pennsylvania - Notary Seal
Constance Woolaghan, Notary Public
Allegheny County
My commission expires October 17, 2023
Commission number 1293926
Member, Pennsylvania Association of Notaries

AFFIDAVIT OF VALUE

STATE OF TN)
)
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 $400,000.00, 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
5 day of August, 2022.

Notary Public
My commission expires: 03/26/25
File No. 2022-495

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025