Karen Johnson Davidson County
Batch# 906940 DEEDWARR
08/24/2022 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20220824-0095466

Name and Address of New Owner:
Joshua Steven Ferrell
3941 East Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Ferrell Investment Group, LLC
1291 Poplar Ridge Dr.
Memphis, TN 38120

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

Map & Parcel No: 148-14-0-011.00

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, **Yaman P. Kharel and Diya Damber Kharel, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ferrell Investment Group, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Section Two, Locustwood of record in Plat Book 2331, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 79 feet on the West side of East Ridge Drive, and runs back 245 feet on the South line and 243.4 feet on the North line, to a dead line in the rear on which it measures 79 feet.

Being the same property conveyed to Yaman P. Kharel and Diya Damber Kharel, husband and wife by Warranty deed from Stevie W. Hooten and wife, Cheryl D. Hooten of record in Instrument No. 20161122-0123263 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 22, 2016. (Value of consideration shown in aforementioned deed $165,000.00.)

This is __X___ improved _____ unimproved property also known as 3941 East Ridge DriveNashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 19th day of August, 2022.

(SEAL)
Yaman P. Kharel

(SEAL)
Diya Damber Kharel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2022, before me personally appeared Yaman P. Kharel and Diya Damber 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 19th day of August, 2022.

Notary Signature
My commission expires:

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

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 $380,000.00, 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
19th day of August, 2022.

Notary Public
My commission expires: 03/26/2025
File No. 2022-499

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

Certificate of Authenticity

I, Joshua A. Terry, 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 8/19/2022.

Affiant Signature

8/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/23/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON