Karen Johnson Davidson County
Batch# 907740 DEEDWARR
08/24/2022 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20220824-0095655

Name and Address of New Owner:
Urban Home Solutions LLC
P.O. Box 6785
Athens, GA 30604

Send Tax Bills To:
Urban Home Solutions LLC
P.O. Box 6785
Athens, GA 30604

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

Map & Parcel No: 174-01-0A-050.00-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, **Gopal Nepal, formerly known as Padam Nepal, joined by his wife, Renu Nepal**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Urban Home Solutions LLC, a Georgia Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Rivendell Woods, Phase One, Section One, First Amendment of record in Plat at Instrument No. 20070329-0037618, 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 Padam Nepal, a married man by Warranty Deed from Douglas A. Sargent and wife, Emalee Sargent of record in Instrument No. 20161206-0127674 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 06, 2016. (Value of consideration shown in aforementioned deed $185,000.00.) Pedam Nepal having since changed his name to Gopal Nepal by Name Change Form dated 08/13/2019 and approved on 09/26/2019.

Gopal Nepal's wife, Renuka Nepal joins in conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse. Renuka Nepal is now known as Renu Nepal via Name Change Form dated 02/12/2021 and approved on 04/14/2021.

This is __X___ improved _____ unimproved property also known as 1012 Shire Drive Nashville, TN 37013.

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 19 day of August, 2022.

F.K/A Padam Nepal (SEAL)
Gopal Nepal f/k/a Padam Nepal

Renu Nepal by Gopal Nepal f.k.a Padam Nepal (SEAL) Attorney in fact
Renu Nepal by Gopal Nepal f/k/a Padam Nepal,
Attorney in Fact

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Gopal Nepal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Wife, Renu Nepal and that he is authorized by Renu Nepal, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 19 day of August, 2022.

Notary Signature
My commission expires: 03/26/25

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

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 365,000.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 19th day of August, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24

STATE OF GEORGIA NOTARY PUBLIC
REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

1012 Shire Drive, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 08/19/2022 (date of document).

Kayla Short

Affiant Signature

08/19/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 19th day of August, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024