This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18676-RR

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18676-RR

Karen Johnson Davidson County
Batch# 910689 DEEDWARR
08/31/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220831-0098201

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2022.

Notary Public
My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Budhi Maya Subba and Ganja Hang Subba 1241 Anduin Avenue Antioch, TN 37013	Castle & Cooke Mortgage, LLC 13751 South Wadsworth Park Drive Suite 101 Draper, UT 84020-7947	174 01 0A 147.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dil Chhetri, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Budhi Maya Subba, a married woman, and Ganja Hang Subba, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 122, on the plan of Final Plat, Rivendell Woods Subdivision, Phase 2, Section 2, according to plat and survey appearing of record in Instrument Number 20130812-0084220, 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 Dil Chhetri, a single woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20140321-0023378, in the Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on March 21, 2014.

This is improved property located at: **1241 Anduin Avenue, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2022.

GRANTOR:

DIL
Dil Chhertri

STATE OF ~~TENNESSEE~~ OHIO BC
COUNTY OF Fairfield

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dil Chhertri, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2022.

BRANDON J CAMPBELL - NOTARY PUBLIC
MY COMMISSION EXPIRES 12/12/2023
STATE OF OHIO

Notary Public
My Commission expires: 12-12-2023

202208310098201

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/30/22.

Affiant Signature

8/31/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires