Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ VAES 22 120

Name and Address of New Owner:
Waleed Abdelnaser
120 Hearthside Way
Antioch, TN 37013

Send Tax Bills To:
Waleed Abdelnaser
120 Hearthside Way
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 921490 **DEEDWARR**
09/26/2022 03:06:56 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220926-0106564

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

Map & Parcel No: 174-11-0A-508.00-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, **Kamal Basnet and Phul Basnet, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Waleed Abdelnaser,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Cane Ridge Farms, Phase III, Section 1, First Amendment of record in Plat at Instrument No. 20070703-0079200, 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 Harka Basnet and Phul Basnet, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130816-0086377 Register's Office for Davidson County, Tennessee, dated August 14, 2013 and recorded on August 16, 2013. (Value of consideration shown in aforementioned deed $137,990.00.)

This is __X___ improved _____ unimproved property also known as 120 Hearthside WayNashville, 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 19th day of September, 2022.

_____(SEAL)
Kamal Basnet

_____(SEAL)
Phul Basnet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2022, before me personally appeared Kamal Basnet and Phul Basnet, 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 September, 2022.

_____
Notary Signature
My commission expires: 3-17-24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

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 September, 2022.

Notary Public
My commission expires: 3.17.24
File No. 2022-510

