**Name and Address of New Owner:**
Patrick N. Musafiri and Nkanika Pascal
256 Coleridge Ct.
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 923490 DEEDWARR
09/30/2022 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220930-0107921

**Send Tax Bills To:**
Patrick N. Musafiri and Nkanika Pascal
Same

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

Map & Parcel No: 162-02-0-257.00

## 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, **Bhagawat Rizal, and Sabitra Adhikari, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick N. Musafiri a married man, and Nkanika Pascal a married man, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the Map entitled Colemont Heights, Section 2, of record in Book 4300, Page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bhagawat Rizal and Sabita Adhikari, husband and wife by Warranty Deed from Timothy Ivory Morrow and Nang Keomuangtai Morrow, as husband and wife of record in Instrument No. 20140211-0011914 Register's Office for Davidson County, Tennessee, dated February 07, 2014 and recorded on February 11, 2014. (Value of consideration shown in aforementioned deed $132,800.00.)

This is __X___ improved _____ unimproved property also known as 256 Coleridge CourtAntioch, 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 28th day of September, 2022.

_____(SEAL)
Bhagawat Rizal

_____(SEAL)
Sabitra Adhikari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of September, 2022, before me personally appeared Bhagawat Rizal and Sabitra Adhikari, 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 28th 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

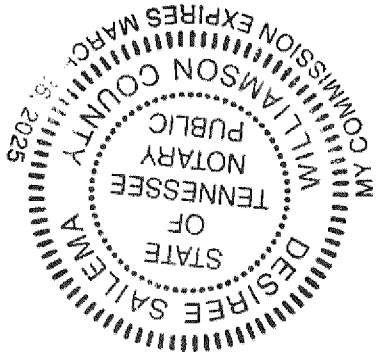
STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

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 $360,000.00, 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
28th day of September, 2022.

Notary Public
My commission expires: 03/26/2025
File No. 2022-527



**Tennessee Certification of Electronic Document**

K. DeSiree Salmon, 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 **09/28/22** (date of document).

Affiant Signature

**09/29/22**

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **29** day of **September**, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

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