Karen Johnson Davidson County
Batch# 936607 DEEDWARR
11/01/2022 01:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,868.50
20221101-0117897

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19401-RR

STATE OF TENNESSEE
COUNTY OF Rutherford

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2022.

Notary Public
My Commission Expires: 11-17-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ma Lizet Morelos Guaddarrama and Ciro Reyna Crescensio 4800 Humber Drive Nashville, TN 37211	Tower Community Bank Mortgage 7271 Nolensville Road Nolensville, TN 37135	147 04 0 185.00

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, we, **Bikranth Pradhan and Laxmi Thapa, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ma Lizet Morelos Guaddarrama, and Ciro Reyna Crescensio**, 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 Lot No. 2 on the Resubdivision of Beverly Heights-Section 2, of record in Instrument No. 20051027-0130026, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Bikranth Pradhan, a single man, by Warranty Deed from Rick Martinez, a single man, of record in Instrument No. 20160913-0095984, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

This Instrument executed on behalf of Bikranth Pradhan and Laxmi Thapa ("Principal") by Bikranth Pradhan pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 202211010117896, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4800 Humber Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 ~~28th~~ 25th day of October, 2022.

GRANTOR:

Bikranth Pradhan

Laxmi Thapa by Bikranth Pradhan Attorney-in-fact

Laxmi Thapa by Bikranth Pradhan, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bikranth Pradhan, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~28th~~ 25th day of October, 2022.

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

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bikranth Pradhan, the within named bargainors, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Laxmi Thapa ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this ~~28th~~ 25th day of October, 2022.

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

Notary Public
My Commission expires: _____

202211010117897

EXHIBIT "A"
TO Warranty Deed
From: Bikranth Pradhan and Laxmi Thapa
To: Ma Lizet Morelos Guaddarrama and Ciro Reyna Crescensio

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 25th day of October, 2022.

Notary Public
My Commission Expires: _____

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

202211010117897

Certificate of Authenticity

I, Jennifer Russell, 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 10/25/2022.
Date

Jennifer Russell
Affiant Signature

11/1/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 1st day of November, 2022.

D Paulsson
Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

