Karen Johnson Davidson County
Batch# 939093 DEEDWARR
11/08/2022 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,868.50
20221108-0119944

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62845

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rebwar Ahmad Halima Ahmad 1809 Cottage Grove Way Antioch, TN 37013	NEW OWNER

TAX MAP PARCEL NUMBERS: 173050B03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$505,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chhatra Bhujel and Anju Bhujel, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebwar Ahmad and Halima Ahmad husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Cottage Grove, 1st Revision, of record in Inst. No. 20100406-0025553, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Chhatra Bhujel and Anju Bhujel, married to each other, by Warranty Deed from Jong In Chon, unmarried, dated December 18, 2020 and recorded on December 22, 2020, of record in Inst. No. 20201222-0151708, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20100406-0025553, said Register's Office, which Plan shows building setback lines and easements to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20091215-0114265 and Inst. No. 20160315-0024261, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Stormwater Agreement of record in Inst. No. 20070423-0047753, said Register's Office.

This is improved property, known as 1809 Cottage Grove Way, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of November, 2022.

Chhatra Bhujel

(see next page for additional signature)

State of Tennessee

County of Davidson

On this 2nd day of November, 2022, before me the undersigned authority, personally appeared **Chhatra Bhujel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

(see next page for remainder of document)

This is improved property, known as 1809 Cottage Grove Way, Antioch, TN 37013

Anju Bhujel

State of Pennsylvania

County of Dauphin

On this 3rd day of November, 2022, before me the undersigned authority, personally appeared **Anju Bhujel,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: Sept 23. 2025

Commonwealth of Pennsylvania - Notary Seal
ANN G MUDGETT - Notary Public
Dauphin County
My Commission Expires September 23, 2025
Commission Number 1117027

State of Tennessee

County of ~~Davidson~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $505,000.00.

Affiant

Sworn and subscribed before me this ~~2nd~~ 8th day of November, 2022.

Notary

My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Kristen Train, 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 11/2/2022.

Date

Affiant Signature

11/8/2022

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 8th day of November, 2022.

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

