WARRANTY DEED

Karen Johnson Davidson County
Batch# 939852 DEEDWARR
11/10/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,545.12
20221110-0120425

W-TRA-22-2825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Viyan Mostafa Rasheed and and Reazan Mostafa Rasheed	New Owner	
(NAME)	(NAME)	172-12-0B-371.00-CO
2825 Call Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BISHAL POKHREL, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIYAN MOSTAFA RASHEED, A SINGLE WOMAN, AND AND REAZAN MOSTAFA RASHEED, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 470 on the Plan of Section Fifteen, Bradford Hills, as shown on plat of record in Plat Book 7900, Page 6 and amended in Plat Book 7900, Page 877, 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 Bishal Pokhrel, a married man by Warranty Deed from Mary V. Mankin, unmarried of record in Instrument No. 20191114-0117631 Register's Office for Davidson County, Tennessee, dated November 12, 2019 and recorded on November 14, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 877, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9570, Page 22, Book 9570, Page 3, Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page 826, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531, Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, and Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for water main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for sanitary sewer of record in Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 5707, Page 706 and Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2825 Call Hill Road, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th DAY OF NOVEMBER, 2022.

Bishal Pokhrel by John Gleaves
Attorney in Fact

Meena Kumari Karki by John Gleaves
Attorney in Fact

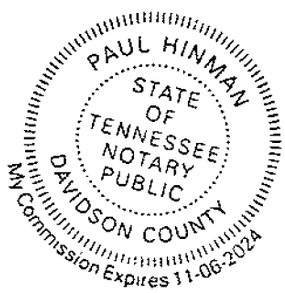
Meena Kumari Karki, spouse of Bishal Pokhrel, hereby joins in this conveyance and does transfer and convey any and all marital interest Meena Kumari Karki may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BISHAL POKHREL and MEENA KUMARI KARKI, and who acknowledged he/she/they executed the same as the free act and deed of the said BISHAL POKHREL and MEENA KUMARI KARKI.

Witness my hand and official seal, this the 7th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 11/7/2022.

Affiant Signature

11/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/9/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON