This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-20183-RC

Karen Johnson Davidson County
Batch# 970345 DEEDWARR
02/13/2023 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230213-0010329

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of February, 2023.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Adler Family Trust 1845 Amesbury Lane Nashville, TN 37221	New owner	141 05 0A 678.00

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, I/we, **Shiba Raj Pokharel and Punam Neupane, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jill Elizabeth Adler, Trustee and Stephen Neil Adler, Trustee of the Adler Family Trust dated September 13, 2021** hereinafter called the Grantee(s), his/her/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. 678 on the Plan of Avondale, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shiba Raj Pokharel, and Punam Neupane, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20180521-0048283, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018 and recorded on May 21, 2018.

This is ☒ improved or ☐ unimproved property located at: **1845 Amesbury Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/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.

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 10th day of February, 2023.

GRANTOR:

Shiba Raj Pokharel

Punam Neupane

STATE OF Virginia
COUNTY OF Fairfax

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Shiba Raj Pokharel and Punam Neupane,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of February, 2023.

NAEEM MUNAWAR SHAH
NOTARY PUBLIC
REG. # 7829057
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/2023

Notary Public
My Commission expires: 04/30/2023

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/10/23 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 2/10/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 10th **day of** February **,** 2023**.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

