Name and Address of New Owner:
Bernard Byiringiro
6134 Old Forest Rd
Antioch, TN 37013

Send Tax Bills To:
Pinnacle Bank
150 3rd Ave South
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 972950 DEEDWARR
02/22/2023 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.13
20230222-0012502

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

Map & Parcel No: 174-01-0A-202.00-CO

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, **Monu Subba an unmarried woman, and Man Rai a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bernard Byiringiro, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Rivendell Woods Subdivision, Phase 4 of record in Plat at Instrument No. 20150724-0072969, 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 Man Maya Subba, an unmarried woman, and Man Rai, a married woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20160616-0061032, Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 16, 2016. Man Maya Subba is now known as Monu Subba.

This is __X___ improved _____ unimproved property also known as 6134 Old Forest RoadNashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17th day of February, 2023.

_____(SEAL)
Monu Subba

_____(SEAL)
Man Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of February, 2023, before me personally appeared Monu Subba and Man Rai, 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 17th day of February, 2023.

_____
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~~ Rutherford)

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 $384,900.00, 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
17th day of February, 2023.

Notary Public
My commission expires: 11-20-2023
File No. 2023-567

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 02/17/23 (date of document).

Affiant Signature

02/22/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 22nd day of February, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL