Karen Johnson Davidson County
Batch# 975896 DEEDWARR
03/01/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230301-0014662

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

File No. DD-23-39760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gopal Chapagai and Goma Poudel and Pabita Poudel	New Owner	
(NAME)	(NAME)	
5456 Reagan Run	Same	162-16-0D-027.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lisa James Trabucco, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gopal Chapagai and Goma Poudel, husband and wife and Pabita Poudel, an unmarried woman, as Joint Tenants with Rights of Survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 34, on the plan of Honey Brook Subdivision, Section Two, a Planned Unit Development, as of record in Plat Book 7900, Page 297, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Davidson by Cash Deed for Tennessee from Secretary of Housing and Urban Development dated July 23, 2002 and recorded August 6, 2002 in Instrument No. 20020806-0094547, Register's Office of Davidson County, Tennessee. Mary Davidson subsequently died testate on November 27, 2022, and her Last Will & Testament has been admitted for Probate in Davidson County, Tennessee, as Docket 23P150. Pursuant to the terms of said Last Will & Testament, the subject property was devised to Lisa James Trabucco.

This is property more commonly known as 5456 Reagan Run, Antioch, TN 37013.

Subject property was never marital residence of Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 28th day of February, 2023.

Lisa James Trabucco by John Hinton, Attorney-in-Fact

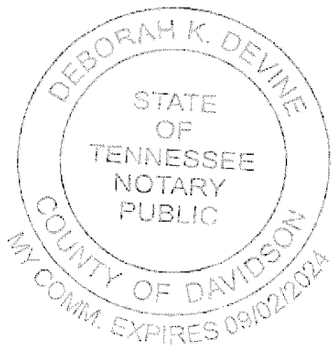
Lisa James Trabucco by John Hinton, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Lisa James Trabucco, and that this instrument was executed on behalf of the said Lisa James Trabucco for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book __202303010014661____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 28th day of February, 2023.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, DuSiree Scribner, 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 02/28/23 (date of document).

Affiant Signature

03/01/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY