**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 990028 DEEDWARR
04/10/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20230410-0025966

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $349,900

Affiant Signature

Subscribed and sworn to before me on this the 3rd Day of April 2023

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

**NAME AND ADDRESS OF PROPERTY OWNER:**
Thang Sin Do, Cing Kang & Thang Lian Kap
128 Bart Drive,
Antioch, TN 37013
**SEND TAX BILLS TO:**
Thang Sin Do, Cing Kang & Thang Lian Kap
128 Bart Drive,
Antioch, TN 37013

**MAP AND PARCEL NUMBER: Tax ID #: 16202005300**

# WARRANTY DEED

**23NT00217**

Effective the 3rd Day of April, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Khem Pradhan, a married man**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Thang Sin Do, Cing Kang & Thang Lian Kap, as tenants in common with rights of survivorship**

Hereinafter called the GRANTEES, their 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. 92 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, Page 135, Register's Office for Davidson County, Tennessee. to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Khem Pradhan, a married man by Warranty Deed from Ngoc Duyen Thi Le, an unmarried woman dated 09/24/2018 recorded 09/25/2018 in Book NA, Page NA, as Document Number 20180925-0094851, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 128 Bart Dr, Antioch, TN 37013

*This conveyance is made subject to restrictions of record in book 4178, page 738 and book 4158, page 42, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of April, 2023

**Khem Pradhan**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Khem Pradhan**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30 day of April, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

**Sanju Chhetri**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Sanju Chhetri**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30 day of April, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

***Sanju Chhetri joins in this deed for purposes of conveying marital interest***

**Tennessee Certification of Electronic Document**

I, Shawn Stevens 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 4/3/23 (date of document).

Affiant Signature

4/10/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of April, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025