Name and Address of New Owner:
Mario Sevilla Mejia
237 Nunley Dr.
Nashville, TN 37211
Send Tax Bills To:
Mario Sevilla Mejia
237 Nunley Dr.
Nashville, TN 37211
This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 133-07-0-281.00

Karen Johnson Davidson County
Batch# 995727 DEEDWARR
04/24/2023 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,813.00
20230424-0030125

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, **Kamal Kumar Pradhan an unmarried man, and Bal Pradhan and Puspa Pradhan, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mario Sevilla Mejia, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Valley View Meadows, Section Three of record in Plat Book 3700, Page 93, 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 Kamal Kumar Pradhan, an unmarried man, and Bal Pradhan, a married man by Warranty deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under laws of the United States of America, being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS") of record in Instrument No. 20141008-0093226 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on October 08, 2014. (Value of consideration shown in aforementioned deed $156,500.00.)

Puspa Pradhan joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Bal Pradhan.

This instument executed on behalf of Bal Pradhan and Puspa Pradhan ("Principal") by Kamal Kumar Pradhan pursuant to the Power of Attorney of record in Book _____, Page _____, or instrument number _202304240030124_____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is __X___ improved _____ unimproved property also known as 237 Nunley Drive Nashville, TN 37211.

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 21st day of April, 2023.

Kamal Kumar Pradhan (SEAL)

Kamal Kumar Pradhan

Bal Pradhan by Kamal Kumar Pradhan (SEAL)

Bal Pradhan by Kamal Kumar Pradhan, Attorney in Fact Attorney in fact

Puspa Pradhan by Kamal Kumar Pradhan (SEAL)

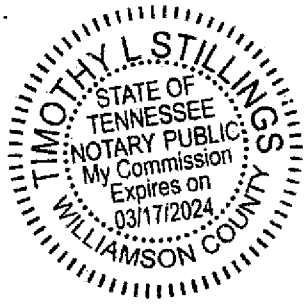
Puspa Pradhan by Kamal Kumar Pradhan, Attorney in Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 21st day of April, 2023, before me personally appeared Kamal Kumar Pradhan, 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. and who further acknowledged that he is the attorney in fact for Bal Pradhan and Wife, Puspa Pradhan and that he is authorized by Bal Pradhan and Wife, Puspa Pradhan, to execute this instrument on their behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand, at office, this 21st day of April, 2023.

Notary Signature
Timothy L Stillings
My commission expires: 3/17/2024



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Williamson

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 $490,000.00, 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
21st day of April, 2023.



Notary Public
Timothy L Stillings

My commission expires: 3/17/2024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/24/2023 (date of document).

Regina Sullo
Affiant Signature

4/24/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

