Please return to
Warranty Title, LLC
2401 Memorial Blvd.
Springfield, TN 37172

Name and Address of New Owner:
Samantha Christian Huzyak, and Edward Huzyak
6197 Old Forest Road
Antioch, TN 37013

Send Tax Bills To.
United Wholesale Mortgage, LLC,
585 South Boulevard E., Pontiac, MI 48341.

Karen Johnson Davidson County
Batch# 996322 DEEDWARR
04/26/2023 10 31 11 AM 3 pgs
Fees $18 00 Taxes $1,295 00
20230426-0030579

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

Map & Parcel No: 174-01-0A-119 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, **Lachumon Dhimal and Mangali Rai, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samantha Christian Huzyak and Edward Huzyak, wife and husband ,** "the Grantees," the following described real estate in Davidson County, Tennessee·

Land in Davidson County, Tennessee, being Lot No 262 on the Plan of Final Plat of Rivendell Woods Phase One - Section Two of record in Instrument No. 20080829-0088935, 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 Lachumon Dhimal and Mangali Rai, husband and wife by Warranty deed from Danielle Dunnivant and James Burrow, wife and husband of record in Instrument No. 20160811-0083607 Register's Office for Davidson County, Tennessee, recorded on August 11, 2016.

This is __X___ improved _____ unimproved property also known as 6197 Old Forest Road,Antioch, TN 37013

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 25th day of April, 2023.

_____(SEAL)
Lachumon Dhimal

_____(SEAL)
Mangali Rai

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of April, 2023, before me personally appeared Lachumon Dhimal and Mangali 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 25th day of April, 2023.



_____
Notary Signature
My commission expires: 3-17-24

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Stillings
(Affiant)

Sworn to and subscribed before me this
25th day of April, 2023.

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



File No. 2023-585