Name and Address of New Owner:
Rebika Basnet & Jiwan Basnet
1745 Elijah Ryan Dr.
Antioch TN 37013
Send Tax Bills To:
New Owners
Same

Karen Johnson Davidson County
Batch# 996326 DEEDWARR
04/26/2023 10:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20230426-0030584

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

Map & Parcel No: 174-11-0A-499.00-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, **Pratap Subba and Dhan Gurung, as joint tenants with rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rebika Basnet, and Jiwan Basnet,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of First Amendment Cane Ridge Farms, Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, 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 Buddhi M. Rai, a single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20130816-0086408 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 16, 2013. (Value of consideration shown in aforementioned deed $137,990.00.)

Being the same property conveyed to Pratap Subba and Dhan Gurung, as joint tenants with rights of survivorship by Warranty deed from Buddhi M. Rai, married of record in Instrument No. 20210326-0040140 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 26, 2021. (Value of consideration shown in aforementioned deed $280,000.00.)

This is __X___ improved _____ unimproved property also known as 1745 Elijah Ryan Drive,Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 24th day of April, 2023.

_____(SEAL)
Dhan Gurung

_____(SEAL)
Pratap Subba

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of April, 2023, before me personally appeared Dhan Gurung and Pratap Subba, 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 24th day of April, 2023.

Notary Signature
My commission expires:

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)

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 $370,000.00, 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
24th day of April, 2023.

Notary Public
My commission expires: 3·17·24

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

File No. 2023-578

Tennessee Certification of Electronic Document

I, DeSiree Scibona, 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 04/24/23 (date of document).

Affiant Signature

04/26/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

