Karen Johnson Davidson County
Batch# 1001642 DEEDWARR
05/10/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20230510-0034907

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL P/O 07114026100;
Account Number:
07114026000;07114026200

NAME & ADDRESS OF NEW OWNER:
Sumit Aryal and Ambu Aryal Pokhrel
1419 Napoleon Street, Unit 10
Nashville, TN 37207

SEND TAX BILLS TO:
Selene Finance LP
Servicing Department
PO Box 421517
Houston, TX 77242-4239

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BLUE SKY CONSTRUCTION, INC., A TENNESSEE CORPORATION,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SUMIT ARYAL AND AMBU ARYAL POKHREL,** Husband and Wife "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. 10, as shown on Exhibit "B" in the Master Deed of the Declaration of Covenants, Conditions and Restrictions for 1104 Baptist World Center, a Horizontal Property Regime with Private Elements, as shown in Instrument No. 20220919-0104080, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said unit.

BEING a portion of property conveyed to Blue Sky Construction, Inc., a Tennessee Corporation by Warranty Deed from TTF Investments, LLC, dated February 28, 2022, appearing of record in Instrument No. 20220303-0024004 and a portion of the Quitclaim Deed from TTF Investments, LLC to Blue Sky Construction, Inc, dated September 12, 2022, appearing of record in Instrument No. 20220912-0101582, both of the Register's Office of Davidson County, Tennessee.

Previously being a portion of property conveyed to TTF Investments, LLC, by Warranty Deed from Bert McCarter and TriTrust Partners, dated December 8, 2016, in Instrument No. 20161209-0129399, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1419 Napoleon Street, #10, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the

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same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28 day of April, 2023

Blue Sky Construction, Inc.

BY: _____
Kayla Dodd, Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kayla Dodd, Authorized Signatory for Blue Sky Construction, Inc., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28 day of April, 2023.

_____
NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $975,000.00 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 28th day of April, 2023.

_____
NOTARY PUBLIC

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 3/9/2027

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CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 May 10, 2023.

Affiant
Date: 5/10/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 10th day of May, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY