Name and Address of New Owner:
Subha + Arpan Tamang
504 Bayridge Ct.
Antioch TN 37013

Send Tax Bills To:
New owners
Same

Karen Johnson Davidson County
Batch# 1012538 DEEDWARR
06/08/2023 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20230608-0043601

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

Map & Parcel No: 173-04-0A-191.00

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, **Matthew Von Baldwin, Executor, Estate of Frederick Allen Mund, and Mark Allen Mund by Matthew Von Baldwin, Attorney in Fact**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Subha Jit Tamang, an unmarried man, and Arpan Tamang, an unmarried man as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development of record in Instrument Number 1999121330302267, 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 Fred Mund and Marilyn Mund by Special Warranty deed from PMI Mortgage Insurance Co. an Arizona corporation of record in Instrument No. 20050912-0109376 Register's Office for Davidson County, Tennessee, dated August 3, 2005 and recorded on September 12, 2005. (Value of consideration shown in aforementioned deed $182,500.00.)

Said Marilyn Mund died on January 25, 2012, survived by Fred Mund. Affidavit of Heirship of record in Instrument No. 201208001-0068101, said register's office- Affiant is Fred Mund.

Said Fred Mund died on January 18, 2023, leaving Last Will and Testament filed for Probate in Case No. 23P405, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Matthew Von Baldwin is named: as Personal Representative of the Estate of Fred Mund, deceased.

This is __X___ improved _____ unimproved property also known as 504 Bayridge Court ,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 23rd day of May, 2023.

_____(SEAL)
Matthew Von Baldwin, Executor, Estate of
Frederick Allen Mund

_____(SEAL)
Mark Allen Mund by Matthew Von
Baldwin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of May, 2023, before me personally appeared Matthew Von Baldwin, Executor, Estate of Frederick Allen Mund and Matthew Von Baldwin as Attorney in Fact for Mark Allen Mund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Mark Allen Mund, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of Limited Power of Attorney of record in Book _____, and Page _____ or Instrument number 202306080043600, in the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 23rd day of May, 2023.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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 $419,900.00, 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
23rd day of May, 2023.

Notary Public
My commission expires: 03/26/25

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

File No. 2023-595

Tennessee Certification of Electronic Document

I, DeSiree Saltsman, 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 **05/23/23** (date of document).

Affiant Signature

06/08/23

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **8** day of **June**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

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