DNT 01520

Name and Address of New Owner:
Adeline Uwiringiyimana
2428 Evanfield Court
Nashville, TN 37013

Send Tax Bills To:
2428 Evanfield Ct.
Nashville TN 37013

Karen Johnson Davidson County
Batch# 1027896 DEEDWARR
07/18/2023 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20230718-0055331

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149 15 0A 009.00

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, **Biva Mudhel, a married woman, and Kamali Maya Rai, an unmarried woman, as Tenants in Common with Rights of Survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adeline Uwiringiyimana,** Single, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One, Cambridge Forest R15 Residential P.U.D., as of record in Plat Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Biva Mudhel, a Married Woman and Kamali Maya Rai, an Unmarried Woman, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Lewis Tapp and Jennie V. Tapp, Husband and Wife, of record in Instrument No. 20191231-0134878, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on December 31, 2019.

This improved property known as 2428 Evanfield Court, Nashville, TN 37013

Basu Mudhel joins in the execution of this deed to convey any interest he may have in this property, particularly any marital interest.

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 17th day of November, 2022.

_____(SEAL)
Biva Mudhel

_____(SEAL)
Kamali Maya Rai

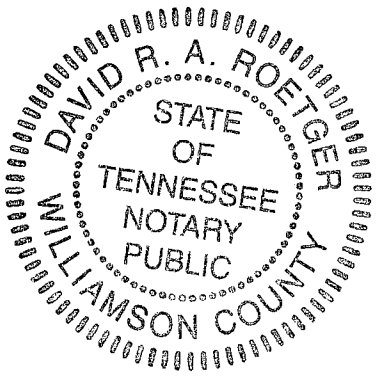
_____(SEAL)
Basu Mudhel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 2022, before me personally appeared Biva Mudhel, Kamali Maya Rai and Basu Mudhel, 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 17th day of November, 2022.

_____
Notary Signature
My commission expires: 6-21-25



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $435,000.00, 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
17th day of November, 2022.



Notary Public
My commission expires: 11-06-24
File No. 2022-5474-SK

Tennessee Certification of Electronic Document

I, Britney Garner 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 11/17/22 (date of document).

Affiant Signature

7/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of July, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025