WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031693 DEEDWARR
07/27/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230727-0058105

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/20/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

LAURIE A. AMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3874

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mina Raghab	United Wholesale Mtg	174-01-0C-156.00-CO
1161 Silvermoon Drive	585 South Boulevard E.	
Antioch, TN 37013	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kewal Ram Acharya, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mina Raghab, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Final Plat of Rivendell Woods Subdivision, Phase 2, Section 3 of record in Plat at Instrument No. 20141104-0101766, 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 Kewal Ram Acharya, a married man by Warranty deed from Gopal Mudhel, a married man and San Sarki, an unmarried man of record in Instrument No. 20171117-0118266 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017.

Khina Chapagai joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1161 Silvermoon Drive Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on July 20, 2023.

Kewal Ram Acharya

Kewal Ram Acharya

Khina Chapagai

Khina Chapagai

STATE OF Pennsylvania

COUNTY OF Cumberland

Personally appeared before me, a Notary Public of said County and State, Kewal Ram Acharya and Khina Chapagai, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 20, 2023.

Notary Public

My Commission Expires: 12/21/2024

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

File #: 2023-3874

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 20, 2023.

J. Carlton Drumwright

July 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY