Karen Johnson Davidson County
Batch# 1034592 DEEDWARR
08/04/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230804-0060391

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/01/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 05-09-26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3795

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael Hemaya	2712 Streamfire Cv	164-10-0A-063.00-CO
2712 Streamfire Cove	Antioch, TN 37013	
Antioch, TN 37013		

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,

Parikshit Yonjan, an unmarried man, and Rabi Tamang and Suk Tamang, husband and wife

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

Michael Hemaya, a single man, as sole ownership

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. 211 on the Plan of Summerfield, Village Two of record in Plat at Instrument No. 20000929-0096421, 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 Keshar Tamang, an unmarried man, and Rabi Tamang and Suk Tamang, husband and wife by Warranty deed from Richard William Barkow, a married man and Carrie Chandler Barkow, a married woman of record in Instrument No. 20190422-0036564 Register's Office for Davidson County, Tennessee, dated April 18, 2019 and recorded on April 22, 2019. Keshar Tamang having legally changed his name to Parikshit Yonjan by Petition for Name Change, United State District Court for the Middle Distract of Tennessee dated March 21, 2019.

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 2712 Streamfire Cove 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 August 1, 2023.

Parikshit Yonjan

Rabi Tamang

Suk Tamang

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Parikshit Yonjan, Rabi Tamang, and Suk Tamang, 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 August 1, 2023.

Notary Public

My Commission Expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3795

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 August 1, 2023.

Affiant Signature

8/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of August, 2023

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026