THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$400,000.00.** Brenda Norton **Affiant** Subscribed and sworn to before me, this **16th day of August, 2023.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1040002 DEEDWARR
08/18/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230818-0064677

CHRISTINE HUTCHINSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Damber Nepal, Namit Lepcha, Nar Rai, and Ruk Rai **709 Honey Grove Court** **Antioch, TN 37013**	**Castle & Cooke Mortgage, LLC** **13751 S Wadsworth Park Drive** **Suite 101** **Draper, UT 84020**	**162160D09200CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sur B. Nepal, an unmarried man, and Dhan M. Nepal, an unmarried woman, as joint tenants with right of survivorship**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Damber Nepal, a married man, and Nar Rai and Ruk Rai, all as joint tenants with rights of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 379 and 380, 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 Sur B. Nepal and Dhan M. Nepal, as joint tenants with right of survivorship by Warranty deed from James H. Tucker Jr and wife, and Sherri R. Tucker of record in Instrument No. 20190802-0076338 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on August 2, 2019. (Value of consideration shown in aforementioned deed $265,000.00.).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **709 Honey Grove Court, 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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this **16th day of August, 2023.**

Sur B. Nepal

D H A N

Dhan M. Nepal

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

On this 16th day of August, 2023, before me personally appeared Sur B. Nepal and Dhan M. Nepal, 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 16th day of August, 2023.

Cheryl M Rodgers

Notary Signature
My commission expires: 11-20-2023

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

HE-2023-163

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/16/23 (date of document).

Affiant Signature

08/18/23

Date

State of **Tennessee**

County of **Sumner**

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

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL