WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055025 DEEDWARR
09/28/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230928-0076241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer, is $385,000.00.

AFFIANT

Subscribed and sworn to me on September 26, 2023.

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM EXPIRES 03/02/25 BRENTWOOD

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Nashville, LLC
278 Franklin Road, 160
Brentwood, TN 37027
File Number: 2023-4318

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner.	MAP & PARCEL:
Wissam Alsadi and	**CMG Mortgage Inc. dba CMG Home Loans**	162-03-0-008.00
5024 Olivia Drive	3160 Crow Canyon Rd, Suite 400	
Antioch, TN 37013	San Ramon, CA 94583	

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,

Bishnu Maidali and Sari Maidali, husband and wife

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

Wissam Alsadi, single

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. 22 on the Plan of Colewood Acres, Section 1, of record in Plat Book 3700, Page 59, 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 Bishnu Maidali and Sari Maidali, husband and wife by Warranty deed from Agam Basnet and Chali Poudyel, husband and wife of record in Instrument No. 20190424-0037594 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 24, 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 also known as 5024 Olivia 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 26th day of September, 2023.

Bishnu Maidali

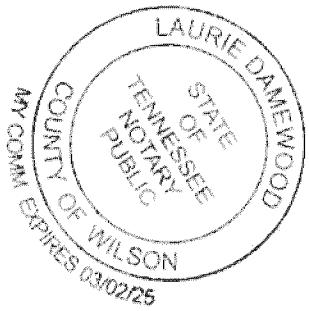
Sari Maidali

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2023, before me personally appeared Bishnu Maidali and Sari Maidali, 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 26th day of September, 2023.

Notary Signature
My commission expires:



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 September 26, 2023.

J. Carlton Drumwright

September 26, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 26, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY