Karen Johnson Davidson County
Batch# 1064198 DEEDWARR
10/24/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231024-0083210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/26/25
(AFFIX SEAL)

DESIREE SAILEMA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2025

File #23-PA-1308-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bir Bahadur Tamang and Shanti Tamang (NAME)	**New Owner** (NAME)	**175 06 0A 130.00**
1308 Rainglen Cove (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JESSICA R. SCOTT, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANTI TAMANG AND BIR BAHADUR TAMANG, WIFE AND HUSBAND, AND BEBA RAI A MARRIED WOMAN, ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being all of Lot No. 86 (Eighty Six) on the Plan of Phase One, Section Two, The Preserve at Old Hickory "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20061031-0135248, of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete of location and description of said lot.

Being the same property conveyed to Jessica R. Scott, an unmarried woman, by Warranty Deed from Steve N. Holland and Tiffany Holland, of record in Instrument No. 20160831-0091252, in the Register's Office of Davidson County, Tennessee, dated August 29, 2016 and recorded on August 31, 2016.

The said Jessica R. Scott having since married, her spouse, Panyapol Bruce does hereby join in the execution of this deed to convey any and all marital interest he may have in said property.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Two, The Preserve at Old Hickory "Cluster Lot Subdivision", as recorded in Instrument No. 20061031-0135248.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060824-0104548 and Supplementary Declaration recorded in Instrument No. 20061208-0152023, Amendment to Declaration of Protective Covenants recorded in Instrument No. 20201120-0137009 and Fines recorded in Instrument No. 20201103-0128766.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041103-0132562.

*Declaration of Taking to USA (TVA) of record in Book 11335, Page 609, and Instrument No. 20021017-0127752.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1308 Rainglen 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 23rd day of October, 2023.

Jessica R. Scott

Panyapol Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Jessica R. Scott, 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 23rd day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Panyapol Bruce, 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 23rd day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **10/23/23** (date of document).

Affiant Signature

10/24/23
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **24** day of **October**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

