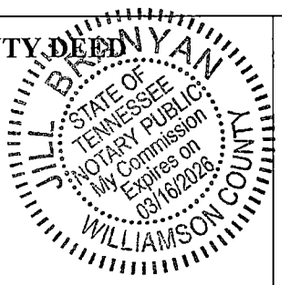
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/24/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/16/26

Karen Johnson Davidson County
Batch# 1065529 DEEDWARR
10/27/2023 10:30:08 AM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20231027-0084146

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4425

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CRR-23-629

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Hector L. Ramirez and Elvia Ramirez	Same as new owner	173-01-0-040.00
629 Monte Carlo Drive		
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,

Manisha Bhujel, an unmarried woman, and Roshan Lawati, an unmarried man

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

Hector L. Ramirez and Elvia Ramirez, husband and wife

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. 390 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, Page 68, Register's Office for said County, to which plat reference is hereby made for a more complete and accuarte legal description.

Being the same property conveyed to Nanda Bhujel and Heera Kharel, Husband and Wife by Warranty deed from Michael R. Arnold, SR, and wife, Brenda D. Arnold of record in Instrument No. 20141008-0093309 Register's Office for Davidson County, Tennessee, dated October 06, 2014 and recorded on October 08, 2014.

Being the same property conveyed to Manisha Bhujel, an unmarried woman and Roshan Lawati, an unmarried man by Warranty deed from Nahshon Bhujel and Sangita K. Bhujel, husband and wife of record in Instrument No. 20220523-0059485 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 23, 2022.

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 629 Monte Carlo 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 October 24, 2023.

Manisha Bhujel

Roshan Lawati

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Manisha Bhujel and Roshan Lawati, 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 October 24, 2023.

Notary Public

My Commission Expires: 6-21-25

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

File #: 2023-4425

RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027