Karen Johnson Davidson County
Batch# 1078067 DEEDWARR
12/04/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231204-0093459

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

(Affiant)

Sworn to and subscribed before me this 29th day of November, 2023.

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

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Tunza Bunyemu + Kadetwa Nabitu
152 Claybrook LN
Antioch, TN 37013

Send Tax Bills To:
New Owners
Same

Map & Parcel No: 173-15-0A-140.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Thakur Magar and Bishnu Magar, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Tunza Bunyemu and Kadetwa Nabitu, husband and wife, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Final Plat of Mill Run Subdivision Phase 2 (Cluster Lot Development) of record in Plat at Instrument No. 20011009-0109754, 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 Magar and Thakur Magar, husband and wife by Warranty Deed from Philip Albritton, a married man of record in Instrument No. 20151214-0125446 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 14, 2015.

This is __X___ improved _____ unimproved property also known as 152 Claybrook Lane, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of November, 2023.

_____(SEAL)
Thakur Magar

_____**(SEAL)**
Bishnu Magar

STATE OF PA
COUNTY OF Dauphin

On this 29th day of November, 2023, before me personally appeared **Thakur Magar and Bishnu Magar, husband and wife**, 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 29th day of November, 2023.

_____
Notary Public: Lisa A. Seay
My commission expires: 7/24/27

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Seay, Notary Public
Dauphin County
My commission expires July 24, 2027
Commission number 1200994
Member, Pennsylvania Association of Notaries

File No. 2023-642

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 **11/29/23** (date of document).

Affiant Signature

12/04/23
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **4** day of **December**, **2023**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

