Karen Johnson Davidson County
Batch# 1091331 DEEDWARR
01/12/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240112-0002900

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 11 day of January 2024.

Notary Public
My commission expires: 03/26/25

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Bishnu Maya Gurung 8832 Cressent Glen Court Antioch, TN 37013	Bishnu Maya Gurung Same	182-06-0A-309.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. Farmer and Caitlin Farmer, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bishnu Maya Gurung, a married woman, and Gangi Maya Rai, an unmarried woman, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 374 on the Final Plat of Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section One, as shown by plat of record as Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James A. Farmer, an unmarried man, by Special Warranty Deed from Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the Alternative Loan Trust 2007-16CB, Mortgage Pass-Through Certificates, Series 2007-16CB, dated February 19, 2016 of record as Instrument No. 20160328-0029094, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 8832 Cressent Glen 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 11th day of January, 2024.

James A. Farmer

Caitlin Farmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Farmer and Caitlin Farmer,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of January, 2024.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023127850

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 01/11/24 (date of document).

Affiant Signature

01/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

