Karen Johnson Davidson County
Batch# 1098690 DEEDWARR
02/07/2024 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240207-0008546

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 6th day of February, 2024.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Star Bright Corp 9725 Turner Lane Brentwood, TN 37027	First National Bank of Middle Tennessee 200 East Main Street McMinnville, TN 37110	161-08-0 087.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BHIM SUBEDI, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STAR BRIGHT CORP, a Tennessee corporation hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's office for Davidson County, Tennessee.

Said Lot fronts 125.26 feet on the southerly side of Ocala Drive and runs back 265.52 feet on the easterly line and 154.95 feet on the westerly line to a dead line the rear which it measures 143.07 feet.

Being the same property conveyed to Bhim Subedi, by deed dated 12/28/2021, from Rudra Subedi, unmarried, of record in Instrument No. 20211229-0171104, Register's Office for said County. The said property only having been investment property.

Also being the same property conveyed to Rudra Subedi and Bhim Subedi, as joint tenants with right of survivorship, by deed dated 01/03/2020, from Haji S. Haji and wife, Layla Hasan of record in Instrument No. 20200107-0002033, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 395 Ocala Dr., Nashville, TN 37211.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 6th day of February, 2024.

Bhim Subedi

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bhim Subedi, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2024.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-6-24.

Affiant Signature

2-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY