Karen Johnson Davidson County
Batch# 1103970 DEEDWARR
02/23/2024 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240223-0012479

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH24-07257

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ram Chamlagai 6928 Scarlet Ridge Drive Brentwood, TN 37027	Rocket Mortgage 1050 Woodward Ave Detroit MI 48226	Tax Map(s):181 10 0A 169.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Horner, aka Matt Horner, married** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ram Chamlagai, a married man and Punyawati Kharel, his wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being Lot Number 423 on the Plan of Plat Phase Four, Autumn Oaks Subdivision of record in Instrument No. 20020523-0062993 as Corrected in Instrument No. 20030110-0004644, Registers Office for Davidson County, Tennessee, to which reference is hereby more complete description.

Being the same property conveyed to Matthew Horner, aka Matt Horner, by Special Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Benefit of the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2004-17CB, Mortgage Pass-Through Certificates, Series 2004-17CB, of record in Instrument No. 20120424-0034861, in the Register's Office of Davidson County, Tennessee, dated January 26, 2012 and recorded on April 24, 2012.

Casey Long, wife of Grantor, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6928 Scarlet Ridge Drive, Brentwood, TN 37027

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20th day of February, 2024

Matthew Horner

Casey Long

STATE OF TENNESSEE

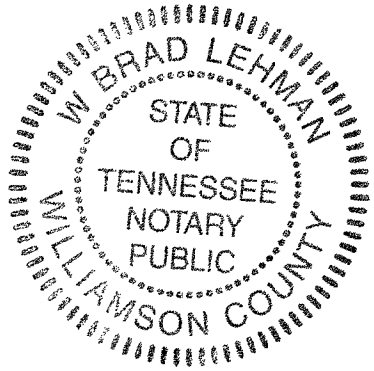
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Horner and Casey Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 20th day of February, 2024.

Notary Public

My Commission Expires: 9/21/2024



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 20, 2024.

J. Carlton Drumwright

February 20, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 20, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY