THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Affiant Subscribed and sworn to before me, this 6th day of March 2024 Notary Public My Commission Expires: 3/2/25

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

Karen Johnson Davidson County
Batch# 1109002 DEEDWARR
03/08/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240308-0016312

WARRANTY DEED

Address New Owner: Santosh Thapa and Apsara Khadka 2101 Belle Creek Way Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 141-03-0C-018.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLISON JEAN BANCROFT, A SINGLE WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SANTOSH THAPA AND APSARA KHADKA, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 18 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180417-0036143, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Allison Jean Bancroft, Single woman by Warranty Deed from Tracy S. McLemore and Kimberly McLemore, husband and wife of record in Instrument No. 20210317-0035334 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 17, 2021.

This is improved property commonly known as: **2101 Belle Creek Way Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer,

drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of March, 2024.

Allison Jean Bancroft

ALLISON JEAN BANCROFT

STATE OF Massachusetts)
)
COUNTY OF Bristol)

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

Witness my hand and official seal at office this 6th day of March, 2024.

Notary Public
My Commission Expires: 2/13/26

BLAIR S. BAILEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 13, 2026

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 March 6, 2024.

J. Carlton Drumwright

March 6, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 6, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY