Karen Johnson Davidson County
Batch# 1110520 DEEDWARR
03/13/2024 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240313-0017358

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

(Affiant)

Sworn to and subscribed before me this 11 day of March, 2024.

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:
Binod Bhujel & Anisha Rai
2014 Leefield Dr.
Antioch TN 37013

Send Tax Bills To:
New Owner
Same

Map & Parcel No: 174-11-0A-534.00-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,

Hikmat Ali and Amal Khudhir, husband and wife, "the Grantor(s),"

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

Binod Bhujel, an unmarried man, and Anisha Rai, an unmarried woman as joint tenants with rights of survivorship, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of First Amendment, Cane Ridge Farms, Phase Three, Section One of record in Plat at Instrument No. 20070703-0079200, 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 Hikmat Ali, a married man by Warranty Deed from Chhabi Sarki, a married man of record in Instrument No. 20171005-0102517 Register's Office for Davidson County, Tennessee, dated October 04, 2017 and recorded on October 05, 2017. Amal Khudir, joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Hikmat Ali.

This instument executed on behalf of Hikmat Ali ("Principal") by Amal Khudir pursuant to the Power of Attorney of record in Book _____, Page _____, or instrument number 20231101-0095611, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is __X__ improved _____ unimproved property also known as 2016 Leefield Drive, 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 11 day of March, 2024.

Hikmat Ali by Amal Khudhir attorney in fact (SEAL)
Hikmat Ali by Amal Khudir, attorney in fact

_____(SEAL)
Amal Khudhir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11 day of March, 2024, before me personally appeared **Amal Khudir as attorney in fact for Hikmat Ali and Amal Khudhir**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Amal Khudir, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of Limited Power of Attorney of record in Book _____, and Page _____ or Instrument number 20231101-0085611, in the Register's Office of ___ County, Tennessee.

Witness my hand, at office, this 11 day of March, 2024.

Notary Public:
My commission expires: 3-17-24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

File No. 2024-651

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 **03/11/2024** (date of document).

Affiant Signature

03/13/2024
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **13** day of **March**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

