WARRANTY DEED

Karen Johnson Davidson County
Batch# 1112723 DEEDWARR
03/19/2024 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20240319-0018858

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$260,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14 DAY OF March, 2024.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Arun Shrestha **5510 Country Drive #66** **Nashville, Tennessee 37211**	Ameris Bank Dovenmuehle Mtg P.O. Box 660592 Dallas, TX 75266 0592	MAP **162** GROUP **09 0A** PARCEL **066.00**

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kyle Williams and Kerrie Williams, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Arun Shrestha, unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Townhouse No. 66, Building No. 10, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, as amended in Book 4937, page 429, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Kyle Williams and Kerrie Williams, husband and wife, by Warranty Deed from William W. Goodman, unmarried, dated March 25, 2022 and filed of record April 20, 2022 in Instrument No. 20220420-0045589, Register's Office for Davidson County, Tennessee. The said Willora S. Goodman having predeceased her husband on October 1, 2015, leaving him sole owner by operation of law.

This conveyance is made subject to the following:

1) 2024 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5510 Country Drive #66, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 and official seal at office this ~~8th~~ 14th day of March, 2024.

Kyle Williams

Kerrie Williams

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Palm Beach

Personally appeared before me, Kyle Williams and Kerrie Williams, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~8th~~ 14th day of March, 2024.

Appeared by Physical Presence
Identification produced: FL Driver License

NOTARY PUBLIC Kelly Nino

My Commission Expires:

KELLY NINO
MY COMMISSION # HH 258026
EXPIRES: June 11, 2026

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 3/14/24.

Affiant Signature – Joshua A. Terry

3/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/18/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27