Karen Johnson Davidson County
Batch# 1123250 DEEDWARR
04/16/2024 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240416-0026986

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Williamson }
County of TN }

The actual consideration or value, whichever is greater for this transfer is: $390,000

Affiant Signature

Subscribed and sworn to before me on this the 11 Day of 04, 2024.

Notary Public

My Commission expires 03 /26 / 25

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Kamal Gurung, Mon M. Tamang, and Naresh Gurung
6142 Old Forest Road
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner
Same

MAP AND PARCEL NUMBER: 174010A20400CO

WARRANTY DEED
24NT00356

Effective the 11th Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tham Lam Tuang, Unmarried Man, and Ngai Tawi Vung, Married Woman, as tenants in common with rights of survivorship

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

Kamal Gurung and Mon M. Tamang, husband and wife, and Naresh Gurung, a married man, as tenants in common with rights of survivorship

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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 204, on the plan of Rivendell Woods Phase 4, according to plat and survey appearing of record in Instrument Number 20150724-0072969, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to THAM LAM TUANG, UNMARRIED MAN, AND NGAI TAWI VUNG, MARRIED WOMAN, as tenants in common with rights of survivorship from Gobinda Majhi and Kamala Majhi, husband and wife, by Warranty Deed dated 01/154/2020 and recorded 01/15/2020 in Instrument No. 20200115-0005378, Register's Office of said County.

Being the same property conveyed to Gobinda Majhi and Kamala Majhi, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated April 15, 2016 and recorded April 21, 2016 as Instrument No. 20160421-0038635, in said Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 6142 Old Forest Rd, Antioch, TN 37013-4707

This instrument executed on behalf of Tham Lam Tuang pursuant to the Power of Attorney of record in Book _____, Page _____ or Instrument No. _____, Register's Office for Davidson County, Tennessee.

202404160026985

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11 day of April, 2024

Tham Lam Tuang by Ngai Tawi Vung, Attorney-In-Fact

Tham Lam Tuang by Ngai Tawi Vung, Attorney-In-Fact

State of TN)
County of Davidson)

Personally appeared before me, Ngai Tawi Vung, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tham Lam Tuang, and who acknowledged that she executed the same as the free act and deed of Tham Lam Tuang.

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

Notary Public
My Commission expires: 9/2/24.

Vung

Ngai Tawi Vung

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ngai Tawi Vung, the within named bargainer, 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, at office, this 11 day of April, 2024.

Notary Public
My Commission expires: 9/2/24

Tennessee Certification of Electronic Document

K. DeSiree Sailsman, 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 **04/11/24** (date of document).

Affiant Signature

04/15/24
Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **15** day of **April**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

