THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347191**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2024. Notary Public My Commission Expires: 11/22/25

TAHIRA J PYSZKA NOTARY PUBLIC TENNESSEE COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1130775 DEEDWARR
05/03/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240503-0032777

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kashani Construction 520 Croley Drive Nashville TN 37209	~~New Owner~~ Kashani Const, 361 Charles Street West Hempstead, NY 11552	Tax Parcel ID No. 091 13 0 035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yumi Bhattarai, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kashani Construction**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 8 of Block "G" on the plan of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roshan Bhattarai and Yumi Bhattarai, husband and wife, by Warranty Deed from Lee Ann Johnson, of record in Instrument No. 20100616-0046639, in the Register's Office of Davidson County, Tennessee, dated June 15, 2010 and recorded on June 16, 2010. The said Roshan Bhattarai died on November 13, 2020 and leaving Yumi Bhattarai as surviving tenant by the entirety.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for Yumi Bhattarai, which Power of Attorney is recorded in Instrument No. 202405030032776_ Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page(s) 100.

This is improved property located at 520 Croley Drive Nashville TN 37209

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 26th day of April, 2024.

Yumi Bhattarai by Kate Rosenthal, As Attorney-In-Fact

attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Yumi Bhattarai and they are authorized by Yumi Bhattarai to execute this instrument on their behalf.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 04/26/24 (date of document).

Shannon O'Neill

04/26/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

