Karen Johnson Davidson County
Batch# 1140938 DEEDWARR
05/30/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240530-0040153

Name and Address of New Owner:
Dawa Gurung and Amrita Neupane
2456 Prairie Hill Dr.
Antioch TN 37013
Send Tax Bills To:
new owner
same
This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 182-15-0B-045.00

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, **Sloan Hines, a married woman (who obtained title as Sloan Jansheski, an unmarried woman)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dawa Gurung, and Amrita Neupane, Husband and wife, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 45 on the Plan of Minor Subdivision, Final Plat, Clover Glen, Phase 1A, of record in Instrument #20180618-0058128, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sloan Jansheski, an unmarried woman, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated June 6, 2019 and recorded June 11, 2019 in Instrument #20190611-0055760, said Register's Office.

The said Sloan Jansheski is now married to Maxwell Hines and known as Sloan Hines. The said Maxwell Hines hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

TO HAVE AND TO HOLD said real estate unto the Grantees, 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 28th day of May, 2024.

_____(SEAL)
Sloan Hines

_____(SEAL)
Maxwell Hines

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of May, 2024, before me personally appeared Sloan Hines and Maxwell Hines, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2024.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Signature
My commission expires: September 28, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of May, 2024.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Signature
My commission expires: September 28, 2026

Tennessee Certification of Electronic Document

I, DeSiree Sailema, 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 **05/28/24** (date of document).

Affiant Signature

05/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **30** day of **May**, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY