When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-21822-22

Karen Johnson Davidson County
Batch# 1141268 DEEDWARR
05/31/2024 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240531-0040585

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of May 2024

Notary Public

My commission expires: 9/14/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
SANJAY CHHETRI AND CHAMPA THAPA	New Owner	173-08-0A-025.00 CO
904 Creekedge Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tekuamework Woldeyes, Administrator of The Estate of Berhane Woldetensae,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANJAY CHHETRI, A MARRIED MAN AND CHAMPA THAPA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 70, as shown on the map entitled the Plan of Deer Valley, Section 1, a Cluster Lot Development, a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BERHANE WOLDETENSAE, A MARRIED MAN, by deed from KARIN COOK AND HUSBAND, BRIAN M. COOK, of record in Instrument No. 20160823-0087903, dated August 18, 2016, said Register's Office.

BERHANE WOLDETENSAE, A MARRIED MAN, having since died on 11/13/2023. Tekuamework Woldeyes, spouse of Berhane Woldetensae, was appointed Admistrator of the Estate of Berhane Woldetensae, filed as Case No. 24P562, Chancery Court for Davidson County, TN, Probate Division. Tekuamework Woldeyes executes this instrument pursuant to that certain Secon Amended Agreed Order to Sell Real Property filed with said Court on 5/24/2024.

This is improved property known as 904 Creekedge Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 30th day of May, 2024.

Tekuamework Woldeyes, Administrator of The Estate of Berhane Woldetensae

Tekuamework Woldeyes, Administrator of The Estate of Berhane Woldetensae

State of Indiana)
County of Hamilton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tekuamework Woldeyes, Administrator of The Estate of Berhane Woldetensae,** the within named bargainor, 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 by herself as Administrator of the Estate of Berhane Woldetensae.

Witness my hand, at office, this 30th day of May, 2024.

NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC SEAL INDIANA

RACHEL R. FITZWATER, Notary Public
Hamilton County, State of Indiana
Commission Number NP0659056
My Commission Expires October 24, 2030

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/30/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/31/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st **day of** May **,** 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

