Karen Johnson Davidson County
Batch# 1151740 DEEDWARR
06/27/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240627-0048374

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

(Affiant)

Sworn to and subscribed before me this 21st day of June, 2024.

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

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Mina Zaki
2200 preserve Cir.
Antioch TN 37013

Send Tax Bills To:
New owner
Same

Map & Parcel No: 175-02-0F-069-00

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,

Megh Raj Timsina, and Sumitra Timsina, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Mina Zaki, a married man, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 69, on the plan of Final Plat, The Preserve, Phase 2, according to plat and survey appearing of record in Instrument Number 20201006-0115865, 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 Megh Raj Timsina and Sumitra Timsina, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20211229-0170936 Register's Office for Davidson County, Tennessee, dated December 3, 2021 and recorded on December 29, 2021.

This is __X__ improved _____ unimproved property also known as 2200 Preserve Circle, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), 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 21st day of June, 2024.

_____(SEAL)
Megh Raj Timsina

_____(SEAL)
Sumitra Timsina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of June, 2024, before me personally appeared **Megh Raj Timsina, and Sumitra Timsina**, 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 21st day of June, 2024.

_____
Notary Public:
My commission expires:

File No. 2024-688



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 06/21/24 (date of document).

Affiant Signature

06/27/24
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

