Karen Johnson Davidson County
Batch# 1153041 DEEDWARR
07/01/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240701-0049388

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/28/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/2/25

STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXPIRES 03/02/25 AURIE DANEWOOD

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11204-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Youssef Ahmed and Abdellatif Mohamed	**SWBC Mortgage Corp.**	174-11-0A-138.00-CO
1157 Blairfield Drive	9311 San Pedro Avenue, Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sumanti Kalfley,married and Asmita Chaudhary, unmarried

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

Youssef Ahmed, a married man, and Abdellatif Mohamed, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Subdivision Plat of Cane Ridge Farms Section One, Phase Three, as shown by plat appearing of record in Instrument No. 20010606-0059239, and revised in Instrument No. 20020712-0084136, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sumanti Kafley and Asmita Chhetri by Warranty deed from Misty Brown, unmarried and Kristina Bigham, unmarried of record in Instrument No. 20200127-0009660 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 27, 2020. Asmita Chhetri having since legally changed her name to Asmita Chaudhary pursuant to Petition for Name Change in the United States Distruct Court for the Middle District of Tennessee dated July 21, 2022,

Bharat Lal Chaudhary joins in the execution of this instrument for the purpose of conveying his interest in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1157 Blairfield Drive 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 GRANTEES that we are 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 GRANTEES, their 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 hand on June 28, 2024.

Sumanti Kalfley

Asmita Chaudhary

Bharat Lal Chaudhary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Sumanti Kalfley and Asmita Chaudhary and Bharat Lal Chaudhary, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 28, 2024.

Notary Public

My Commission Expires: 3/2/25

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

File #: 2024-11204-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 28, 2024.

J. Carlton Drumwright

June 28, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 28, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY