When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

File #1-23265-RR

Name and Address of New Owner:
Phul Maya Rai and Indra Bahadur Gharti Magar
5620 Hickory Park Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1188394 DEEDWARR
10/01/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20241001-0076040

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 174-01-0A-042-00

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, **Juana Martinez, unmarried, Elfego Martinez and Susana Ramirez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phul Maya Rai and Indra Bahadur Gharti Magar,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of Lot No. Fifty Six (56) on the FIRST AMENDMENT RIVENDELL WOODS, PHASE |, SECTION I, according to plat and survey of record in Instrument Number 20070329-0037618, 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 Juana Martinez, unmarried and Elfego Martinez and Susana Ramirez, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 27,2008 and filed of record in Instrument No. 20080401- 0032325, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5620 Hickory Park Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of September, 2024.

Juana Martinez, A.I.F (SEAL)
Juana Martinez by Elmar Martinez, Attorney-In-Fact

Elfego Martinez, A.I.F (SEAL)
Elfego Martinez by Elmar Martinez, Attorney-In-Fact

Susana Ramirez, A.I.F (SEAL)
Susana Ramirez by Elmar Martinez, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2024, before me personally appeared Elmar Martinez, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Juana Martinez pursuant to a Durable Limited Power of Attorney dated March 15, 2024 and filed of record in Instrument 202410010076039 and Elfego Martinez pursuant to a Durable Limited Power of Attorney dated March 15, 2024 and filed of record in Instrument No. 202410010076038; and Susana Ramirez by Durable Limited Power of Attorney dated March 24, 2024 and filed of record in Instrument 202410010076037, the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Juana Martinez, Elfego Martinez and Susana Ramirez, as their attorney in fact

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

Notary Signature
My commission expires: 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF [illegible] My Comm. Ex.

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

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 $435,000.00, 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 DAVIDSON

Sworn to and subscribed before me this 30th day of September, 2024.

Notary Signature
My commission expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

I, Jacqueline Sena **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** 9/30/2024 **(date of document).**

Affiant Signature

Date: 10/1/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st **day of** October, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY