Karen Johnson Davidson County
Batch# 1190783 DEEDWARR
10/07/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241007-0077740

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/26/25
(AFFIX SEAL)

JM-BMR-24-2024

Same

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gyan Kumar Gurung and Nari Maya Gurung **Puspa Lal Gurung**	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**180-04-0A-021-00-CO**
2024 Sherbrooke Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GLORIA VELASCO FLORES AND GABRIEL VAZQUEZ VAZQUEZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GYAN KUMAR GURUNG AND NARI MAYA GURUNG, A MARRIED COUPLE AND PUSPA LAL GURUNG, AN UNMARRIED MAN, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Section One, Highland Creek of record in Plat Book , Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gabriel Vazquez Vazquez and Gloria Velasco Flores, husband and wife by Warranty Deed from Christopher Ryan Merritt and wife, Annikki Laine Merritt of record in Instrument No. 20200727-0082278 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 27, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 9700, Page (s) 959 and 960, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as Supplemented in Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument Number 20031014-0151693, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 10569, Page 732; Book 10419, Pages 470, 504 and 516 and Book 10316, page 569, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11338, Page 738, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Book 5266, Page 40, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20000622-0062243, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2024 Sherbrooke Ln, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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(S), 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/our hand(s) this the 2nd DAY OF OCTOBER, 2024.

Gloria Velasco Flores
Gloria Velasco Flores

Gabriel Vazquez
Gabriel Vazquez Vazquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA VELASCO FLORES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIEL VAZQUEZ VAZQUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 10/02/24 (date of document).

Affiant Signature

10/07/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of October, 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