Karen Johnson Davidson County
Batch# 1260772 DEEDWARR
04/17/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20250417-0029391

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-1762

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00

Affiant

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of April, 2025

Notary Public

Commission Expires: 4/26/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ricky W. Phillips and JoDee E. Phillips 2138 River Overlook Dr Hermitage, TN 37076	First Community Mtg. Inc. 262 Robert Rose Dr. Murfreesboro, TN 37129	097-02-0A-421.00-CO

WARRANTY DEED

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

Mohan Pandey, an unmarried man, and Sirjana Neupane, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ricky W. Phillips and JoDee E. Phillips, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Number 421 on the Plan of Villages of Riverwood, Section One Phase 4E, of record in Plat at Instrument Number 20140210-0011584, 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 Mohan Pandey and Sirjana Neupane, husband and wife by Warranty Deed from Nirali Shah, unmarried woman, and Shaivani Shah, unmarried woman of record in Instrument No. 20170717-0071417 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 17, 2017. Pursuant to the Final Decree of Divorce in Case No 20D401, filed in the Third Circuit Court for

Davidson County, Tennessee, the said Mohan Pandey and Sirjana Neupane now known as Mohan Pandey, an unmarried man and Sirjana Neupane, an unmarried woman.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2138 River Overlook Dr, Hermitage, TN 37076

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 16th day of April, 2025.

Mohan Pandey

Sirjana Neupane

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of April, 2025, before me personally appeared Mohan Pandey and Sirjana Neupane, 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 16th day of April, 2025.

Notary Signature
My commission expires: october 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Mayner, 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

April 16, 2025.

Date

Affiant Signature

April 17, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of **April**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON