Karen Johnson Davidson County
Batch # 1263489 DEEDWARR
04/23/2025 02 24 03 PM 4 pgs
Fees $23 00 Taxes $1,749 73
20250423-0031274

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23944-RR

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CR-25-1551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $472,900 00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Subscribed and sworn to before me, this the 18th day of April, 2025

Notary Public
My Commission Expires 05/08/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shix Logan Bine and Berivan Khalat Saeed 1551 Sunbeam Drive Antioch, TN 37013	Fifth Third Bank P O Box 740789 Cincinnati, OH 45274-0789	182 01 0A 141 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Suk Bahadur Limbu, a married man**, and Suk Maya Subba, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shix Logan Bine, an unmarried man and Berivan Klalat Saeed, an unmarried woman, as tenants in common with rights of survivorship** hereinafter called the Grantee(s), his/her/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 89 on the Plan of PHASE THREE SUNSET HILLS RS10 SUBDIVISION - CLUSTER LOT OPTION of record in Plat at Instrument No 20130619-0063025, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Suk Bahadur Limbu, Married and Suk Maya Subba, Unmarried, by Warranty Deed from Jayme Brooks F/K/A Jayme Kolling, Married, of record in Instrument No 20201216-0148576, in the Register's Office of Davidson County, Tennessee, dated December 14, 2020, and recorded on December 16, 2020

**Spouse of Suk Bahadur Limbu, Prem Limbu, joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise

This is improved property located at **1551 Sunbeam Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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 do 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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of April, 2025

GRANTOR:

Prem Limbu

STATE OF OHIO
COUNTY OF STARK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Prem Limbu, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~7th~~ 18 APRIL day of ~~March~~, 2025.

Notary Public
My Commission expires: 6/4/2028

NOTARIAL SEAL
STATE OF OHIO

MICHAEL KUHN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 4, 2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of April, 2025.

GRANTOR:

SUK
Suk Maya Subba

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suk Maya Subba the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~7th~~ 18th day of ~~March~~ April, 2025.

Notary Public
My Commission expires:
9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of April, 2025.

GRANTOR

Suk Bahadur Limbu

STATE OF OHIO
COUNTY OF Stark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Suk Bahadur Limbu, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~7th day~~ 18 DAY APRIL of ~~March~~, 2025.

NOTARIAL SEAL STATE OF OHIO

MICHAEL KUHN
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires June 4, 2028

Notary Public
My Commission expires:
6/4/2028