WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268464 DEEDWARR
05/05/2025 09:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20250505-0034431

Y-P-25-4907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/23/27

(AFFIX SEAL)

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)
Payton Culpepper and Gabrielle Culpepper	West Capital Lending, Inc.	
(NAME)	(NAME)	**148-13-0-109.00**
4907 Crosby Lane	24 Executive Park Suite 25	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irvine, CA 92614	
(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, **SILAPHET KHWAGA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAYTON CULPEPPER AND GABRIELLE CULPEPPER, HUSBAND AND WIFE,** 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. 243 on the Plan of Plan of Fairlane Park Section III of record in Plat Book 2331, Pages 145 and 146, in the Register's Office for Davidson County.

Said Lot No. 243 fronts 67 feet on the Westerly side of Crosby Lane and runs back between lines 188 feet to a dead line in the rear measuring 66.8 feet thereon.

Being the same property conveyed to Khalil Khawage and wife, Silaphet Khawaga by Warranty Deed from Harvey Lee Howell, Executor of the Estate of Mable Blanche Howell, Harvey Lee Howell, individually, Barbara Jean Kelly, Vernon K. Howell, Wilma Dale Henley, Jackie Thomas McCord, and Evelyn Scott Hargrove, all the Children and heirs of Mable Blanche Howell of record in Book 6551, page 773, Register's Office for Davidson County, Tennessee, dated March 30, 1985 and recorded on May 8, 1985.

Being the same property conveyed to Silaphet Khwaga by Quitclaim Deed from Khalil Khwaga of record in Book 10344, page 673, Register's Office for Davidson County, Tennessee, dated January 9, 1997 and recorded on February 7, 1997.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 145 and 146, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2598, Page 491, 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: **4907 Crosby Lane, 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 24th DAY OF APRIL, 2025.

Silaphet Khwaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SILAPHET KHWAGA, 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 24th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

True Copy Certification

I, Yvette Meldrum, 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 24, 2025

Signature
April 24, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 24, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY