Karen Johnson Davidson County
Batch# 1288979 DEEDWARR
06/23/2025 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250623-0049234

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/24/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 3-28-26

LAURA ELIZABETH MATTHEWS NOTARY PUBLIC STATE of TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 4265-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shumaila Ayaz	New Owner	162-02-0A-055.00-CO
5029 Luker Lane		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dil Gurung, unmarried, Rita Gurung and Tulsi Nath Thapa Magar, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shumaila Ayaz and Ayaz A. Butt, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. (Fifty Five) 55 on the Plan of Final Plat, Section Two, Spencer Hill, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20071115-0134114, and Book 3700, Page 59 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 Dil Gurung and Rita Gurung, husband and wife by Warranty Deed from Devi Subba, a single person of record in Instrument No. 20190909-0091031 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 09, 2019.

Dil Gurung and Rita Gurung erroneously referred to as husband and wife in the prior Warranty Deed.

Rita Gurung and Tulsi Nath Thapa Magar now married. Tulsi Nath Thapa Magar joins in the execution of this instrument for the purpose of conveying his/her interest, marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5029 Luker Lane Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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

Witness my hand on June 18, 2025.

Rita Gurung

Tulsi Nath Thapa Magar

Dil Gurung

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Rita Gurung, Tulsi Nath Thapa Magar and Dil Gurung, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 18, 2025.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 2/26/29
COUNTY OF WILSON

File #: 4265-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Amanda Maynor, 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

June 18, 2025.

Date

Affiant Signature

June 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of June, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON