Karen Johnson Davidson County
Batch# 1294436 DEEDWARR
07/07/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20250707-0053351

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00.

(Affiant)

Sworn to and subscribed before me this 18th day of June, 2025.

Exp: 8-12-28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Hannah Camille Valdez & Andrew James Meadors
7875 Rainey Drive
Antioch, TN 37013

Send Tax Bills To:
Plains Commerce Bank
PO BOX 90809 Sioux Falls, SD 57109

Map & Parcel No: 182-06-0A-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Bhuwan Nepal and Chandra Khadka, husband and wife, and Laxmi Nepal, a single woman, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Hannah Camille Valdez, an unmarried woman and Andrew James Meadors, an unmarried man, as joint tenants with right of survivorship, the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat, Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, 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 Bhuwan Nepal and Chandra Khadka, husband and wife, and Laxmi Nepal, a single woman by Warranty Deed from Mark Lee Hale and Christi Hale, husband and wife of record in Instrument No. 20160815-0084559 Register's Office for Davidson County, Tennessee, dated August 12, 2016 and recorded on August 15, 2016. Chandra Khadha has since changed her name to Bunu Khadka via Petition for Name Change form granted on 01/19/2017.

This is __X__ improved _____ unimproved property also known as 7875 Rainey Drive, Antioch, TN 37013.

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 prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of June, 2025.

_____(SEAL)
Bhuwan Nepal

_____(SEAL)
Chandra Khadka

_____(SEAL)
Laxmi Nepal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of June, 2025, before me personally appeared **Bhuwan Nepal and Chandra Khadka, husband and wife, and Laxmi Nepal, a single woman**, 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 18th day of June, 2025.

_____
Notary Public:
My commission expires: 02.20.28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2025-755

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 June 18, 2025

Signature
June 18, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 18, 2025

Notary's Signature

My Commission Expires: 8.12.28

