Karen Johnson Davidson County
Batch# 1297742 DEEDWARR
07/15/2025 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250715-0055606

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2025.

Notary Public

My commission expires: 3-28-26

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bezalel Bahadur Bhujel and Sushima Gurung	**New Owner**	**175-06-0A-007.00CO**
2405 Edencrest Drive ~~**5035 Preserve Boulevard**~~		
Antioch ~~**Nashville**~~, **TN 37013**		

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, WE,

Jessika Sirley Real-Garcia and Justin A. Dunlap

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bezalel Bahadur Bhujel and Sushima Gurung, 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 No. 7 on the Plan of Final Plat, Section One, The Preserve at Old Hickory of record as Instrument No. 20060824-0104545, 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 all of the property conveyed to Jessika Sirley Real-Garcia, a single woman, by Warranty Deed from Francisco Alvardo Franco and Paola Lopez Montoya, husband and wife, of record as instrument # 20190415-0033880, Register's Office for Davidson County, Tennessee. Jessika Sirley Real-Garcia later Quitclaimed the property to Jessika Sirley Real-Garcia and Justin A. Dunlap, joint tenants with full rights of survivorship, of record as Instrument No. 20210312-0033587, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed erroneously referred to Jessika Sirley Real-Garcia, Grantor, as an unmarried man. Jessika Sirley Real-Garcia is a woman. By this instrument said error is corrected herein.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20060824-0104548, amended in Instrument No. 20061208-0152023, amended in Instrument No. 20201103-0128766 and amended in Instrument No. 20201120-0137009, Register's Office for Davidson County, Tennessee.
c. Charter for Homeowners Association of record in Instrument No. 20060824-0104548, in the Register's Office for Davidson County, Tennessee.
d. Easement to TDS Telecom of record in Instrument No. 20061013-0127208, in the Register's Office for Davidson County, Tennessee.
e. Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, in the Register's Office for Davidson County, Tennessee.
f. Transmission Line Easement of record in Book 2346, Page 378 and Book 4425, Page 582, in the Register's Office for Davidson County, Tennessee.

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g. Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.
h. Declaration of Taking to TVA of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.
i. Easement to Colonial Pipeline Co. of record in Book 3570, Page 13, Book 3571, Page 599, Book 3616, Page 453 and Book 4542, Page 131, in the Register's Office for Davidson County, Tennessee.
j. Easement to Tennessee Telephone Co. of record in Instrument No. 20061013-0127087, in the Register's Office for Davidson County, Tennessee.
k. Subject to rights of others in and to common areas/elements.
l. Subject to lien for special assessment contained in DCCR's/Master Deed.
m. Subject to HOA dues- if any.
n. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is an improved property known as 5035 Preserve Boulevard, Nashville, 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 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.

Witness my/our hand(s) this 10th day of July, 2025.

Jessika Sirley Real-Garcia

Justin A. Dunlap

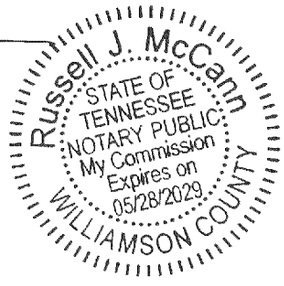
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jessika Sirley Real-Garcia and Justin A. Dunlap, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2025.

Notary Signature

My commission expires:



RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-294**

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

July 10, 2025.

Date

Affiant Signature

July 15, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **15** day of **July**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON