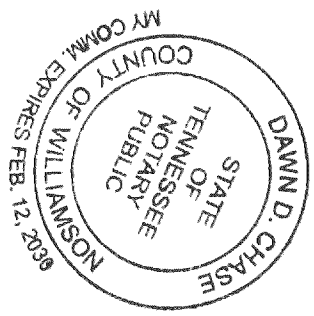
Karen Johnson Davidson County
Batch# 1392373 DEEDWARR
03/12/2026 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20260312-0019821

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diwash Subba	**New Owner**	162-13-0-A-015.00 CO
(NAME)	(NAME)	
2321 Green Trails Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Teri A. Myslinski, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diwash Subba, a married person and Dipeham Subba, a single person, as joint tenants with the rights of survivorship,** 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. 15 on the Final Plat of Greenwood Subdivision, Phase One, a Planned Unit Development, as of record in Instrument No. 20000922-0094259, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Teri A. Myslinski, unmarried, by Warranty Deed from Yen Hung, unmarried, dated January 4, 2013, of record in Instrument No. 20130108-0002487, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2321 Green Trails Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20000922-0094259, revised in Instrument No. 20010605-0058472 and Instrument No. 20100805-0061553; Restrictions of record in Instrument No. 20000922-0094258; Instrument No. 20010711-0073943; Instrument No. 20011023-0115676 and Instrument No. 20020313-0031767; Charter of record in Instrument No. 20010627-0068107; Stormwater Detention Agreement of record in Instrument No. 20000918-0092619; Conveyance of open space to Homeowners Association of record in Instrument No. 20020129-0012296; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 11th day of March, 2026.

Teri A. Myslinski

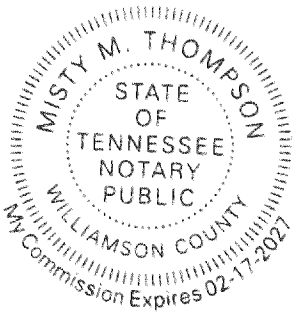
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Teri A. Myslinski, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 11th day of March, 2026.

Notary Public _____
My Commission Expires: _____

File No.: 40003



Certificate of Authenticity

I, Lacey Chumley, 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 **March 11, 2026**.

Date

Lacey Chumley

Affiant Signature

March 12, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of March, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON