| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON 04/08/2026.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 2/26/29 |
|---|---|

Karen Johnson Davidson County
Batch# 1403804 DEEDWARR
04/09/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260409-0028959

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

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 3763-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Mihret Tigstu Haylu and Bereket Tsegaye Tesera** | **Pinnacle Bank, a Tennessee bank** | 163-02-0B-091.00-CO |
| 725 Frodo Lane | 21 Platform Way South, Suite 2300 | |
| Antioch, TN 37013 | Nashville, TN 37203 | |

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,

**Prakash Nepal and Indira Nepal, husband and wife**

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

**Mihret Tigstu Haylu and Bereket Tsegaye Tesera, wife and husband**

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. 41 Phase Two, Berkley Hall, Phase 5, Section One of Hickory Highlands, P.U.D., of record in Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Punya Prasad Nepal and wife, and Indira Nepal by Warranty Deed from Berkley Hall, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151119-0117540 Register's Office for Davidson County, Tennessee, dated November 18, 2015 and recorded on November 19, 2015. Punya Prasad Nepal having legally changed his name to Prakash Nepal on July 20, 2022, pursuant to Petition for Name Change in the United States District Court for the Middle District of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 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 725 Frodo 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 April 8, 2026.

Prakash Nepal by Sweta Nepal his Attorney-In-Fact
Prakash Nepal by Sweta Nepal, his Attorney-In-Fact

Indira Nepal

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sweta Nepal,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Prakash Nepal, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Prakash Nepal and is authorized by Prakash Nepal, to execute this instrument on his behalf.

Witness my hand and official seal, this April 8, 2026.

Notary Public

My Commission Expires: 2/26/29

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

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Prakash Nepal and Indira Nepal , 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 April 8, 2026.

Notary Public

My Commission Expires: 2/26/29

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

**File #: 3763-26NASH-TN**
**RECORD & RETURN TO:**
**CLOSED NASHVILLE, LLC**
**278 Franklin Road, Suite 160**
**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 8, 2026.

J. Carlton Drumwright

April 8, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 8, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY