Karen Johnson Davidson County
Batch# 1447773 DEEDWARR
07/16/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260716-0064170

WARRANTY DEED

J. KAYE CLARK NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/05/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/[illegible]/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.5.2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 6556-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mekonen Teklesenbet and Saba Keleta	New Owner	174-11-0A-119.00-CO
1269 Blairfield Drive		
Nashville, 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,

Bhim Basnet, a married man and Ambika Basnet, an unmarried woman

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

Mekonen Teklesenbet and Saba Keleta, 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. 306, on the Plan of Cane Ridge Farms, Phase One, Section Three, as shown on plat of record in Instrument No. 20020712-0084136, corrected in Instrument No. 20030210-0018021, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Bhim Basnet, a married man and Ambika Basnet, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Bassem M. Michael aka Bassem Mouradeldin Eldaba and Vivian N. Abdelmalak aka Vivian Nabel Mecheal Abdelmalak, husband and wife of record in Instrument No. 20200619-0064872 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 19, 2020.

Bishnu Basnet 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 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 1269 Blairfield Drive 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 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 July 10, 2026

Bhim Basnet

Bishnu Basnet

Ambika Basnet

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Bhim Basnet, Bishnu Basnet and Ambika Basnet, 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 July 10, 2026.

Notary Public

My Commission Expires: 2/26/29

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

File #: 6556-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A Mason, 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 7/10/26.

Affiant Signature

7/10/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of July, 2026

Notary's Signature (Notary Seal)

Commission Expires 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON