Karen Johnson Davidson County
Batch# 1470322 DEEDWARR
09/08/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20260908-0083281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of September, 2026

(Affix Seal) Notary Public

My Commission Expires:

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-14-2026

2026-07-4468

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dilli Ram Poudel and Rashmi Dhital 1006 Waverly Avenue Nashville, TN 37203	NEW OWNER	Map/Parcel 105-09-0-281.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brett E. Robinson and Irene T. Lee, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Dilli Ram Poudel and Rashmi Dhital, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee being part of Lot No. 11 in Map of Jones and Dudley's Additions to Nashville, as of record in Book 57, Page 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Waverly Avenue, 150 feet Westerly from the Westerly margin of 10th Avenue, South, formerly Glendale Avenue, being J.S. Glenn's Southwest corner, thence with said Glenn's West line, Northwardly 150 feet to the Southerly margin of an alley; thence with the said alley, Westwardly 50 feet; thence Southwardly parallel with the first line, 150 feet to the Northerly margin of Waverly Avenue; thence with the Northerly margin of said avenue, Eastwardly 50 feet to the Beginning.

Being the same property conveyed to Irene T. Lee and Brett E. Robinson, wife and husband, by Warranty Deed from Province Builders, LLC, of record in Instrument Number 20190904-0089382, Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 4, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1006 Waverly Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 2nd day September, 2026

Brett R. Robinson

Brett E. Robinson

Irene T. Lee

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd day of September, 2026, before me personally appeared Brett E. Robinson and Irene T. Lee, 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 2nd day of September, 2026.

Michael Cruger

Notary Signature
My commission expires: 01/24/2029

MICHAEL CRUGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Online Notary Public
My Commission Expires:
Jan 24, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/2/24.

Date

Affiant Signature

9/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of September, 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

