Karen Johnson Davidson County
Batch# 1477162 DEEDWARR
09/24/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20260924-0088671

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $263,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/22/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 2/26/29

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 12178-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mitra Chamlagai	**Mitra Chamlagai**	162-02-0A-057.00-CO
5021 Luker Lane	1229 Plumeria Place	
Antioch, TN 37013	Nolensville, TN 37075	

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,

Pasang Tamang and Harka Bhujel, husband and wife, and Aruna Bhujel, an unmarried person

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

Mitra Chamlagai

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:

A Certain Tract or Parcel of Land in Davidson, County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. Fifty Seven (57) on the Final Plat, Section Two, Spencer Hill, according to Plan of record in Instrument No. 20071115-0134114, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Pasang Tamang, married and Aruna Bhujel, unmarried by Warranty Deed from Romany S. Girgis and Marian Girgis, husband and wife of record in Instrument No. 20210408-0046568 Register's Office for Davidson County, Tennessee, dated April 01, 2021 and recorded on April 08, 2021.

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.

Witness my hand on September 22, 2026

Pasang Tamang

Harka Bhujel

Aruna Bhujel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Pasang Tamang, Harka Bhujel, and Aruna Bhujel, 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 September 22, 2026.

Notary Public

My Commission Expires: 2/26/29

LAURIE DAMEWOOD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02/26/2029
COUNTY OF WILSON

File #: 12178-26NASH-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 September 22, 2026.

J. Carlton Drumwright

September 22, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 22, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY