Karen Johnson Davidson County
Batch# 1480961 DEEDWARR
10/06/2026 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,105.19
20261006-0091938

Name and Address of New Owner:
Maichel Basilious
4025 Paperbirch Drive
Smyrna, TN 37167

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 136-15-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mipal K. Khurana and wife, Sudha Khurana**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Maichel Basilious, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Harbour Town Village, Section 1 of record in Plat Book 4675, Page 3, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Glenda Dupree by Warranty Deed from Keo Thepmanivong and wife, Chanthanome Thepmanivong, of record in Instrument No. 20050113-0005114, Register's Office for Davidson County, Tennessee, dated December 22, 2004 and recorded on January 13, 2005.

Being the same property conveyed to Mipal K. Khurana and wife, Sudha Khurana, by Quitclaim Deed from Glenda Dupree of record in Instrument No. 20070124-0009887, Register's Office for Davidson County, Tennessee, dated January 24, 2007 and recorded on January 24, 2007.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 3052 Runabout Drive, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of September, 2026.

Mipal Khurana (SEAL)
Mipal K. Khurana

Sudha Khurana (SEAL)
Sudha Khurana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mipal K. Khurana and Sudha Khurana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of September, 2026.

Notary Public
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $298,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of September, 2026.

Notary Public
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-26-4597

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-28-26.

Affiant Signature

9-28-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 28 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

