Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Bill Garrett Davidson County
Batch# 91037 DEEDWARR
05/11/2018 09:45:17 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180511-0045241

Affiant

Subscribed and sworn to before me, this 9th day of May, 2018.

KAREN E. TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMMISSION EXPIRES: 12/20/2020

Notary Public
My commission expires: 12/20/20

04-1804-56797

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Manuel Quezada 4619 Xavier Drive Antioch TN 37013	Manuel Quezada 4619 Xavier Drive Antioch, TN 37013	148-08-0-181.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lian Tuan Thang F/K/A Kim Lian and Cing Deih, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Manuel Quezada, a married man**, hereinafter called the Grantees, their successors 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, on the Plan of Hazelwood, Section 17, of record in Book 5210, Page 30 "(incorrectly shown as Book 9454, Page 657, in prior deeds of record), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim Lian and Cing Deih, husband and wife by deed from Aenoi Napho Kounlavong, married, dated June 6, 2014, recorded June 11, 2014, of record in Instrument No. 20140611-0050646, Register's Office for Davidson County, Tennessee.

Petition for Name Change for Lian Tuan Thang F/K/A Kim Lian is of record at the United States District Court for the Middle District of Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4619 Xavier Drive, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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WITNESS my hand this 9th day of May, 2018.

Lian Tuan Thang
Lian Tuan Thang F/K/A Kim Lian

Cing Deih
Cing Deih

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lian Tuan Thang F/K/A Kim Lian and Cing Deih**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 9th day of May, 2018.

Notary Public

My Commission expires: 3/31/20

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

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