Karen Y Johnson Davidson County
Batch# 140953 DEEDWARR
09/14/2018 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20180914-0091589

	STATE OF TENNESSEE **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.** Affiant Subscribed and sworn to before me, this 13th day of September, 2018. Notary Public My commission expires: NOV 0 8 2021
(Notary Stamp)	J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ken Duong	Ken Duong	148-07-0-026.00
122 Denise Drive	3221 Burns Dr.	
Antioch, TN 37013	Nolensville TN 37135	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Vial Dolian Phaipi, formerly known as Zam M. Thawng, and Cing Ngaihnuam Phaipi, formerly known as Mang Nu, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ken Duong, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 894 on the Plan of Section Eight, Cherokee Hills of record in Plat Book 3700, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zam M. Thawng, Mang Miu, husband and wife by Warranty deed from Morris and Bell Properties, LLC of record in Instrument No. 20141118-0106133 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 18, 2014. *Scrivener's Affidavit correcting Buyer name, of record in Instrument No. 20180914009158 8, Register's Office for Davidson County, Tennessee.*

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Zam M. Thawng is now known as Vial Dolian Phaipi and Mang Nu is now known as Cing Ngaihnuam Phaipi.

This is improved property known as **122 Denise Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of September, 2018.

F/K/A

Vial Dolian Phaipi, F/K/A Zam M. Thawng

F/K/A mang nu

Cing Ngaihnuam Phaipi, F/K/A Mang Nu

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Vial Dolian Phaipi, F/K/A Zam M. Thawng and Cing Ngaihnuam Phaipi, F/K/A Mang Nu, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of September, 2018.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001256-529

SP 11/2015

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

