Karen Y Johnson Davidson County
Batch# 154278 DEEDWARR
10/26/2018 09:57:30 AM 5 pgs
Fees: $28.00 Taxes: $168.35
20181026-0106180

Commitment Number: 24335574

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Keonavy Kour, 200 Bakertown Ct., Antioch, TN 37013-2602

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148-07-0-159-00

GENERAL WARRANTY DEED

Keonavy Kour, formerly married, and **Boramy Say**, formerly married, whose mailing address is **200 Bakertown Ct., Antioch, TN 37013-2602**, hereinafter grantors, for $45,500.00 (Forty Five Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Keonavy Kour**, unmarried, hereinafter grantee, whose tax mailing address is **200 Bakertown Ct., Antioch, TN 37013-2602**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 929, CHEROKEE HILLS, SECTION NINE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4300, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PARCEL CONVEYED TO KEONAVY KOUR AND BORAMY SAY FROM LAURI SANDERS-CORN FKA LAURI ANN SANDERS, BY VIRTUE OF A DEED DATED 10/7/2009, RECORDED 10/15/2009, AS INSTRUMENT NO. 20091015-0095558 COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 148-07-0-159-00
Property Address is: 200 Bakertown Ct., Antioch, TN 37013-2602

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20091015-0095558 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148-07-0-159-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Oct. 19, 2018:

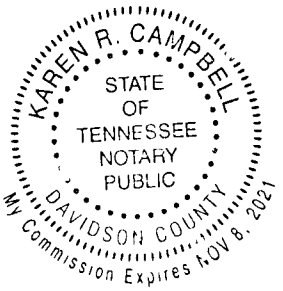
Keonavy Kour

Boramy Say

STATE OF TN
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on Oct. 19, 2018 by **Keonavy Kour** and **Boramy Say** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public



State of TN
County of Rutherford

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19th day of Oct, 2018.

K. [signature]
Affiant

Keonavy Kouk
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

True Copy Certification

I, Amy Cox, 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 PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries