Karen Y Johnson Davidson County
Batch# 172264 DEEDWARR
12/10/2018 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20181210-0120025

File No. 188171

WARRANTY DEED

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-22-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Virginia Consuelo Beltran	NEW OWNER	133-08-0-067.00
(NAME)	(NAME)	
705 Heidi Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE **KHAM LIAN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA VIRGINIA CONSUELO BELTRAN AND JUAN DE JESUS DONACIANO, WIFE AND HUSBAND**, 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:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Addition to Greenwood Hills, Section 3, of record in Plat Book 5200, Page 33, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kham Lian, married, by Warranty Deed from Wei Ming Lin, unmarried, dated December 7, 2011 and recorded December 15, 2011 in Instrument Number 20111215-0097874, Register's Office for Davidson County, Tennessee.

Ning D. Zam, spouse of Kham Lian, joins in this conveyance for the sole purpose of conveying, without warranties of title, any right, title and interest he/she may have in and to the property described herein, marital or otherwise.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all matters appearing on the Plan of record in Plat Book 5200, page 33, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 5259, Page 933, Register's Office for Davidson County,

Tennessee; all applicable zoning ordinances, building restrictions and setback lines, if any, easements and rights-of-way for public utilities; and, other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 705 Heidi Court, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 7 day of December, 2018.

Kham Lian

Kham Lian

Zamm

Ning D. Zam

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named KHAM LIAN AND NING D. ZAM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7 day of December, 2018.

Commission expires: 03/02/2021

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

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)

