Karen Y Johnson Davidson County
Batch# 175542 DEEDWARR
12/18/2018 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20181218-0122990

WARRANTY DEED

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 03/08/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thang Mung Mang Kap	Thang Mung & Kap Mang	16207011000
(NAME)	(NAME)	
5032 McLendon Drive	1317 West Running Brook Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Wayne E. Upshur and Claudette Upshur, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thang Mung, a single man and Mang Kap, a single man,** hereinafter called the GRANTEES, 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. 30 on the plan of Section One, Colewood Hills, of record in Book 4300, Page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 30 fronts 80.00 feet on the easterly margin of McLendon Drive and extends back 179.87 feet on the northerly line and 166.99 feet on the southerly line to a dead line in the rear, measuring 81.03 feet thereon.

Being the same property conveyed to Wayne E. Upshur, by deed of record in Instrument No. 20001107-0110358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Claudette Upshur joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 5032 McLendon Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my/our hands this 17th day of December, 2018.

Wayne E. Upshur

Claudette Upshur

State of Tennessee
County of Davidson

Personally appeared before me Wayne E. Upshur and Claudette Upshur, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of December, 2018.

Notary Public
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 13554

TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021