Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1733TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of January, 2019.

Notary Public
Commission Expiration:
2-25-20

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 185899 **DEEDWARR**
01/18/2019 10:48:31 AM 2 pgs
Fees: $13.00 Taxes: $873.20

20190118-0005387

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Thang Hmung and Peni Naa 2852 Rader Ridge Ct Antioch, TN 37013	US Bank Home Mortgage 7601 Penn Ave S, Ste A1 Richfield, MN 55423	149 10 0A 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jorge Hernandez and Martha Maria Cortes n/k/a Martha Maria Cortes Saucedo, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thang Hmung and Peni Naa, husband and wife,** 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:

Property known as 2852 Rader Ridge Ct Antioch, TN 37013, County of Davidson to-wit:

Real Estate located in Davidson County, Tennessee, described as follows:

Being Lot Number 11 on the Plan of Pebble Trail Villas P.U.D of record in Plat Book 9700, Page 721 and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jorge Hernandez and Martha Maria Cortes, husband and wife, by deed from The Bank of New York Trust Company, N.A , as successor to JP Morgan Chase Bank N.A as Trustee, dated 02/18/2008 filed and recorded 03/25/2008 of record as Instrument No. 20080325-0029925, said Register's Office.

Tax Map and Parcel ID is as follows 149 10 0A 011.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 2852 Rader Ridge Ct, 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 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 unemcumbered, 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 hand this 10th day of January, 2019.

Jorge Hernandez

Martha Maria Cortes Saucedo

Martha Maria Cortes Saucedo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2019, before me personally appeared **Jorge Hernandez and Martha Maria Cortes Saucedo**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 10th day of January, 2019.

Notary Public
Commission Expiration:
2-25-20

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY