

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2019.

Notary Public

My commission expires: 3/23/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sengdeuan Pam Kounlavong and Xayasith Joy Kounlavong	NEW OWNER	147-03-0A-061.00 CO
441 Harding Place #D-15	Karen Johnson Davidson County Batch# 186590 DEEDWARR 01/22/2019 10:47:41 AM 2 pgs Fees: $13.00 Taxes: $199.80	
Nashville, TN 37211	20190122-0005913	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

CNK, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sengdeuan Pam Kounlavong, unmarried and Xayasith Joy Kounlavong, unmarried, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, HIS/HER/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 Unit D-15 of Harding Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominiums, of record in Plat Book 5200, Pages 571 & 572, said Register's office, for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to CNK, LLC, a Tennessee limited liability company, by Warranty Deed from Volunteer State Bank, dated 1/31/14 and recorded 2/4/14 in Instrument No. 20140204-0009621, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as: 441 Harding Place, #D-15, Nashville, TN 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 Grantor(s) does covenant with said Grantee(s) that Grantor(s) is lawfully seized

and possessed of said land in fee simple, have a good right to convey it and the same in 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 11th day of January, 2019.

CNK, LLC

James J. Stevens, Member

Mary Elizabeth Stevens, Member

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Putnam)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, James J. Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of CNK, LLC for the purposes therein contained, and who further acknowledged him/her self to be the Member and being authorized by the board of directors to execute this document on behalf of CNK, LLC.

Witness my hand, at office, this 11th day of January, 2019.

Notary Public

My Commission Expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Putnam)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Mary Elizabeth Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within instrument on behalf of CNK, LLC for the purposes therein contained, and who further acknowledged him/her self to be the Member and being authorized by the board of directors to execute this document on behalf of CNK, LLC.

Witness my hand, at office, this 11th day of January, 2019.

Notary Public

My Commission Expires: 9-21-20

MORGAN BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY