Karen Johnson Davidson County
Batch# 203311 DEEDWARR
03/07/2019 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $710.40
20190307-0021051

WARRANTY DEED

CHERYL ANGELA FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-10-2020

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/10/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Htang Pum	Cardinal Financial Company, LP	148 08 0 071.00
(NAME) 825 Oakwood Terrace Dr	(NAME) 3701 Arco Corporate Drive, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Cin Kap Tung Nung and Zo San, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Htang Pum, 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. 67 on the Plan of Oakwood Terrace, Section One, of record in Plat Book 4460, Page 54 and 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cin Kap Tung Nung and Zo San, husband and wife by Warranty Deed from Alan R. Cannady and wife, Theresa Cannady dated September 23, 2016 and recorded September 27, 2016 as Instrument No. 20160927-0101650, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 825 Oakwood Terrace Dr, Antioch, TN 37013

File Number: MFR-1901067SSO

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 our hands this 6th day of March 2019

Cin Kap Tung Nung

Zo San

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Cin Kap Tung Nung and Zo San, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2019.

Notary Public

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires:

(SI

True Copy Certification

I, Penny Y. Ray, 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.

MISSION EXPIRES:
EMBER 20, 2020

Signatur

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Fil

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY