This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 214786 DEEDWARR
04/08/2019 09:15:33 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20190408-0031490

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 222,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of April, 2019

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
Cin Nung
Zo San
5120 Hickory Grove Drive
Antioch, TN 37013-5603
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 17605009900

WARRANTY DEED

19NT00151

Effective the 5th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAWRENCE PETER BALASH AND KIMBERLY M. GANDY, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CIN NUNG AND ZO SAN, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 61, on the plan of Final Plat Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence Peter Balash, by Warranty Deed from Phyllis I. Osmolski, dated 12/01/2010 and recorded 12/02/2010 as Document No. 20101202-0096012, Register's Office for Davidson County, TN\; together with the Scrivener's Affidavit recorded 01/03/2011 as Document No. 20110103-0000466.

This is an improved property commonly known as 5120 Hickory Grove Dr, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 5th day of April, 2019

Lawrence Peter Balash

Kimberly M. Gandy

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lawrence Peter Balash and Kimberly M. Gandy, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 5th day of April, 2019.

Notary Public

My commission expires: 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

When Recorded Return to:

E. Main Title
117 E. Main Street
Murfreesboro, TN 37130
File # 2019039