WARRANTY DEED

Karen Johnson Davidson County
Batch# 223002 DEEDWARR
04/29/2019 10:08:49 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190429-0038991

B-CMC-19-5044

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phuc Hoang Thach and Chi T. Thach	**Churchill Mortgage Corporation**	
(NAME) **5044 Luker Lane**	(NAME) **761 Old Hickory Blvd., Suite 400**	**162-02-0-040.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA THACH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHUC HOANG THACH, UNMARRIED AND CHI T. THACH, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Colewood Acres, Section I of record in Plat Book 3700, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela Thach, unmarried and Chinh Ho, unmarried as Joint Tenants with Rights of Survivorship by Warranty deed from Andy X. Ho, unmarried of record in Instrument No. 20140919-0086135 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 19, 2014.

Being the same property conveyed to Angela Thach, married by Quitclaim deed from Angela Thach and Chinh Ho, wife and husband of record in Instrument No. 20170118-0005390 Register's Office for Davidson County, Tennessee, dated January 12, 2017 and recorded on January 18, 2017. Chinh Ho, spouse of Angela Thach joins in this conveyance for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 59, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4003, Page 11, Book 4158, Page 42 and Book 4178, Page 738, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120323-0024965 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5044 Luker Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 26th DAY OF APRIL, 2019.

Angela Thach

Chinh Ho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA THACH AND CHINH HO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212