Karen Johnson Davidson County
Batch# 231014 DEEDWARR
05/16/2019 12:27:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20190516-0046298

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $240,000.00.

Nana Park
Affiant

Subscribed and sworn before me this the 15th day of May, 2019.

Meaghan G. Spruill
Notary Public
My commission expires: 08/30/2021

MEAGHAN G. SPRUILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nang Khen Suum 4720 Packard Dr. Nashville, TN 37211	Cardinal Financial Company, Limited Partnership 3701 Arco Corporate Dr., Ste. 200 Charlotte, NC 28273	148-14-0 085.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL RAY DOUGLAS, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NANG KHEN SUUM, A MARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Blanchard Heights, of record In Book 2663, page 62 and 63. Register's Office for said County.

SAID Lot No. 78 fronts 97.82 feet on the southerly side of Packard Drive, runs back 250 feet on the southwesterly line and 247.29 feet on the northeasterly fine to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Michael Ray Douglas, unmarried, by deed from William Jerry Dender and Marie H. Dender, Husband and Wife, dated 09/14/1992, of record in Book 8730, page 868, said Register's Office.

The said Michael Ray Douglas having since married Sherry Douglas. Sherry Douglas joins in this conveyance to convey any interest that she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4720 Packard Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MRD

SD

Witness my hand this the 15th day of May, 2019.

x Michael Ray Douglas
Michael Ray Douglas

x Sherry Douglas
Sherry Douglas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Ray Douglas and Sherry Douglas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2019.

My commission expires: 9-6-22

X
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)