# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-7-24
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Pema Tamang and<br>Bal B. Majhi and Santa M. Majhi | Cardinal Financial Company, Limited Partnership | 174 11 0A 028.00 |
| (NAME)<br>1464 Ohara Dr | (NAME)<br>P. O. Box 961292 | Karen Johnson Davidson County<br>Batch# 234705 DEEDWARR<br>05/24/2019 01:34:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,184.00<br>20190524-0049477 |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Fort Worth, TX 76161-0292 | |
| (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, **Than Htay k/n/a May Yadanar, married, and Say Lah Chit, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pema Tamang, a married man and Bal B. Majhi and Santa M. Majhi, husband and wife**, 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 All of Lot No. 21 on the Plan of Cane Ridge Farms, Phase One, Section Two, First Revision, of record in Instrument No. 20020712-0084135 (erroneously shown as Instrument 20010404-0032708 on prior deeds), Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Than Htay, unmarried and Say Lah Chit, married by Warranty Deed from Henry Mayi, aka Henry S. Tahir, unmarried dated December 31, 2009 and recorded January 4, 2010 as Instrument No. 20100104-0000284, in said Register's Office for Davidson County, Tennessee.

Eh Min, spouse of Than Htay k/n/a May Yadanar, joins in this instrument to convey any and all maritial interest he has in the subject property.

Dar Win, spouse of Say Lah Chit, joins in this instrument to convey any and all maritial interest he has in the subject property.

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.

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unimproved ☐
This is improved ☒ property, known as 1464 Ohara 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; 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 23 day of May, 2019.

Than Htay k/n/a May Yadanar

Eh Min

Say Lah Chit

Dar Win

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Than Htay k/n/a May Yadanarm, Eh Min, Say Lah Chit and Dar Win, 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 23 of May, 2019.

Notary Public
My Commission Expires: 7-7-21
(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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# 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

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)