Karen Johnson Davidson County
Batch# 253621 DEEDWARR
07/08/2019 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190708-0066064

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2019.

Notary Public

My commission expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Juan Lombera	New Owner	**17300022200**
5539 Pettus Road		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hneng Thang, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Juan Lombera, a married 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. 1 of "Lewis Hill Subdivision", as shown on plat recorded in Instrument No. 20020822-0101653, situated in the 31: Councilmanic District of Davidson County, Tennessee and described as follows:

Beginning at an existing concrete monument in the Southerly margin of Pettus Road, said point being the Northwest corner of the Louise Lewis property recorded in Deed Book 4806, page 896 and being the Northwest corner of the property herein described; thence along the Southerly margin on Pettus Road along a curve to the right with a radius of 1193.28 feet a distance of 111.51 feet; thence along the Southerly margin of Pettus Road S 86° 16' 43" E a distance of 140.00 feet to a new iron rod; thence S 6° 48' 20" E a distance of 547.24 feet to a new iron rod in a fence line, said point being in the Northerly property line of Melinda Gathers and David Jones as recorded in Instrument 20011015, page 0111813; thence along old fence line N 89° 40' 19" W a distance of 250.00 feet to a new iron rod at old fence corner; thence along fence line N 6° 48' 21" W a distance of 557.0 feet to the point of beginning and containing 3.155 acres more or less.

Being the same property conveyed to Hneng Thang, a married man, Khaw A. Ling, a married man and Cho Kee Ling, a married man, by Warranty Deed from James Barber and wife, Patsy Barber, dated March 6, 2015, of record in Instrument No. 20150309-0019844, Register's Office for Davidson County, Tennessee. Hneng Thang, a married man, Khaw A. Ling, a married man, and Cho Kee Ling, a married man, conveyed subject property to Hneng Thang, a married man & Khaw A. Ling, a married man, by Quitclaim Deed, dated August 27, 2015, of record in Instrument No. 20150828-0087544, Register's Office for Davidson County, Tennessee. Hneng Thang, a married man and Khaw A. Ling, a married man, conveyed subject property to Hneng Thang, a married man, by Quitclaim Deed, dated October 7, 2016, of record in Instrument No. 20161013-0108243, Register's Office for Davidson County, Tennessee. The subject property is not the primary residence of the grantor, her spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20021125-0145915, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5539 Pettus Road, 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 in 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.

Hneng Thang _____ Date: 7/3/19

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hneng Thang, the within named Grantor(s), 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, at office, this 3RD day of July 2019.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 7/7/21

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER