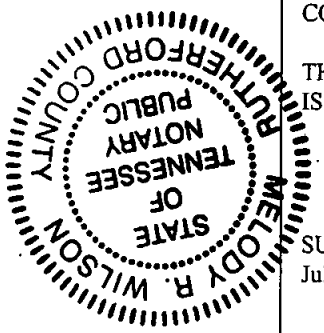
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sherry Lynn Wells		175 02 0B 150.00
(NAME)	(NAME) New Owner	Karen Johnson Davidson County Batch# 254893 DEEDWARR 07/10/2019 12:01:02 PM 2 pgs Fees: $13.00 Taxes: $725.20
821 Lower Park Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

20190710-0067186

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, **Oubon Sisombath, a single woman and Anonh Sisombath, a married man, tenants in common with right of Survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sherry Lynn Wells, an unmarried woman**, 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:

Being all of Unit No. 1903, on the plan of Old Hickory Commons, Sections Two and Three, according to plat and survey appearing of record in Instrument Number 20081117-0113467, and amended in Instrument 20101222-0101832 and further Amended in Instrument Number 20130322-0028759, and further amended in Instrument Number 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Oubon Sisombath, a single woman and Anonh Sisombath, a married man, tenants in common with right of Survivorship by Warranty Deed from Mark A. Miller and Heather Miller, husband and wife, and Dennis Miller and April Miller, husband and wife dated December 28, 2016 and recorded January 10, 2017 as Instrument No. 20170110-0002785, in said Register's Office for Davidson County, Tennessee.

Grantor, Anonh Sisombath, warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 821 Lower Park Place, 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 8th day of July, 2019

Oubon Sisombath

Anonh Sisombath by Oubon Sisombath Attorney-In-Fact

Anonh Sisombath
by Oubon Sisombath, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Oubon Sisombath**, 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 8th of July, 2019.

Notary Public

My Commission Expires:

JACOB L ALSUP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 20, 2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary, personally appeared **Oubon Sisombath**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Anonh Sisombath,** and who acknowledge that she executed the same as the free act and deed of the said **Anonh Sisombath**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book 20190710, Page 0067163, said Register's Office.

Witness my hand and official seal, this the 8th of July, 2019.

Notary Public

My Commission Expires:

File Number: MFR-1904858SSO

JACOB L ALSUP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 20, 2020