Karen Johnson Davidson County
Batch# 259942 DEEDWARR
07/22/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20190722-0071552

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191886

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$299,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Dana Park
Affiant

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Sworn to and subscribed before me this 11th day of July, 2019.

Notary Public
My Commission Expires: 11/29/2020

WARRANTY DEED

THIS INDENTURE, made this 11th day of July, 2019, among:

SAMUEL RYAN MONCIVAIZ, AN UNMARRIED MAN AND TAMMY SUE MONCIVAIZ AND SAMUEL MONCIVAIZ, WIFE AND HUSBAND AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAL BIR TAMANG, a married man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Final Plat of Section One, Deer Valley, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20030205-0016206, 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 Samuel Ryan Moncivaiz, an unmarried man and Tammy Sue Moncivaiz and Samuel Moncivaiz, wife and husband, as joint tenants with common law rights of survivorship by Warranty deed from Joyce Eidon and spouse, Kesiena Idahosa of record in Instrument No. 20161123-0123666 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 23, 2016.

Being also known as 912 Creekedge Court Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Samuel Ryan Moncivaiz

Tammy Sue Moncivaiz

Samuel Moncivaiz

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Samuel R. Moncivaiz, Samuel Moncivaiz, and Tammy Moncivaiz, the within named bargainor(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 and official seal this 11th day of July, 2019.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03/20/2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Dal Temang
Address: 912 Creekedge Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Cardinal Financial Company, Limited Partners
Address: 3701 Arco Corporate Drive, Suite 200
City, State, Zip: Charlotte, NC 28273

Tax ID: 173-08-0A-027.00-CO

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)