Karen Johnson Davidson County
Batch# 270923 DEEDWARR
08/13/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20190813-0080757

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of August, 2019.

NOTARY PUBLIC

My commission expires: 4-22-23

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicole Lopez	NEW OWNER	04203006900
(NAME)	(NAME)	
638 E Campbell Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $225,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Cheiv Sok and wife, Sokha Som,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicole Lopez, a single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by N.G. Jenkins, June 1, 1959, as follows:

Beginning at an iron pin in the Northerly margin of Campbell Road, said point of beginning being the Southwesterly corner of the property herein conveyed and the Southeasterly corner of the property owned by J. 0. Bean and wife; thence North 4 degrees 02 minutes East 227.25 feet to an iron pin; thence North 74 degrees 23 minutes East 104.5 feet, more or less to an iron pin; thence South 4 degrees 05 minutes West 280.6 feet more or less to an iron pin in the Northerly margin of Campbell Road; thence North 75 degrees West 100 feet, more or less to the point of beginning, containing six-tenths acre, more or less.

Being the same property conveyed to Cheiv Sok and wife Sokha Som, by deed from Anthony M. Maniscalco and Cynthia A. Maniscalco dated December 29, 2000 and recorded as Instrument No. 20010102-0000057, Register's Office for Davidson County, Tennessee.

This property is **improved** property known as: 638 E Campbell Road, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of August, 2019.

Cheiv Sok

Sokha Som

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheiv Sok and Sokha Som, the herein bargainor, 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 the 12th day of August, 2019.

Notary Public
My Commission Expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

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

Notary Public

My Commission Expires: 4-13-22

