Karen Johnson Davidson County
Batch# 276723 **DEEDWARR**
08/27/2019 09:19:53 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190827-0086066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sara Chaidez and Moa Kham 7408 Riverland Drive Nashville, TN 37221	Republic Bank + Trust 200 7th St. Louisville, KY 40202	126-16-0A-607.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, James R. Wohlgemuth and Mary J. Wohlgemuth, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sara Chaidez and Moa Kham, Tenants in common with Rights of Survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Final Plat, Riverwalk, Phase 4C of record in Instrument Number 20060328-0035052, in the Registers 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 James R. Wohlgemuth and Mary J. Wohlgemuth, husband and wife by Warranty Deed from Barbara E. Davis and Douglas Davis, dated 11/10/2014, and Recorded 11/12/2014 of record in Instrument 201411120104068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 7408 Riverland Drive, Nashville, TN 37221

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 my/our hand(s) this the 23rd day of August, 2019.

James R. Wohlgemuth

Mary J. Wohlgemuth

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James R. Wohlgemuth and Mary J. Wohlgemuth with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

