Karen Johnson Davidson County
Batch# 281732 DEEDWARR
09/06/2019 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20190906-0089999

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2019.

Notary Public

MELISSA BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Comm. Expires 8-27-2022

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-EXIT-19-1424

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Heng and Bunthy Kuoch	Paul Heng & Bunthy Kuoch	
(NAME)	(NAME)	
1424 Calais Court	11175 Hayden	**150-09-0A-087.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tustin CA 92782	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VONZELLA F. BRYANT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL HENG AND BUNTHY KUOCH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 241 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, 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 Vonzella F. Bryant, an unmarried woman by Warranty Deed from Carole G. Goff being one and the same person as Carol G. Goff and Jerry E. Goff, wife and husband of record in Instrument No. 20041111-0136010 Register's Office for Davidson County, Tennessee, dated October 28, 2004 and recorded on November 11, 2004.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7079, Page 472, Book 7075, Page 790 and Declaration of Annexation of Section VIII of record in Book 7522, Page 905, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7079, Page 492, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7414, Page 319, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed as to Open Space of record in Book 8083, Page 804, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer Lines of record in Book 8204, Page 227, in the Register's Office for Davidson County, Tennessee.
- Gas Easements of record in Book 3463, Page 126, Book 2244, Page 13, Book 437, Page 24 and Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main Lines of record in Book 8204, Page 276, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Instrument Number 20020911-0110966, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1424 Calais Court, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th DAY OF AUGUST, 2019.

Vonzella F. Bryant by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VONZELLA F. BRYANT, and who acknowledged he/she/they executed the same as the free act and deed of the said VONZELLA F. BRYANT.

Witness my hand and official seal, this the 20th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Tina Kelley,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tina Kelley

My Commission Expires: 10/23/2019

SEAL

