WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of Sept., 2019.

Notary Public

MY COMMISSION EXPIRES: 12/20/20
(AFFIX SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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).
Yilmar Francisco Yadir Guzman Velasquez	First National Bank of America	165 14 0 013.00
(NAME)	(NAME)	
4665 Chutney Dr.	PO Box 980	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	East Lansing, MI 48846-0980	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thang Pian Khupam and Zam Niuang**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yilmar Francisco Yadir Guzman Velasquez, a single man**, 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 Lot No. 305, on the plat of Section Seven, Peppertree Forest of record in Book 7900, Page 322, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thang Pian Khup, a married man by Warranty Deed from Jason McMurrian and Cherlyn McMurrian, husband and wife dated April 3, 2017 and recorded April 5, 2017 as Instrument No. 20170405-0033200, in said Register's Office for Davidson County, Tennessee.

Zam Niang, spouse of Thang Pian Khup, joins in the excution of this instrument for the purpose of conveying her vested ownership and marital interest to said property in reference to this loan, Furthermore, Zam Niang has no personal liability for the repayment of said loan.

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.

unimproved ☐
This is improved ☒ property, known as 4665 Chutney Dr., Antioch, TN 37013

File Number: MFR-1908168FC

Karen Johnson Davidson County
Batch# 287499 DEEDWARR
09/18/2019 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $701.15
20190918-0094669

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 16th day of September, 16 2019

Thang Pian Khup

Zam Niang

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 Thang Pian Khup and Zam Niang, 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 30th of August, 2019.

Notary Public

My Commission Expires: 9-20-22

(SEAL)

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

File Number: MFR-1908168FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am 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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)