Karen Johnson Davidson County
Batch# 306482 DEEDWARR
10/25/2019 01:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20191025-0109774

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of Oct, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-4
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Salai M. Soe	Quicken Loans, Inc.	161 06 0 083.00
(NAME)	(NAME)	
746 Huntington Pkwy.	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit, MI 48226	
(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, **Salai H. Thet, n/k/a John Thet, and wife, Rose Thet and Saw Z. Wai, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Salai M. Soe, a married 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. 36 on the plan of Section One, Huntington Park, as shown on plat of record in Plat Book 4175, page 10, Register's Office of Davidson County, Tennessee. Said Lot No. 36 front 75.0 feet on the northerly margin of Huntington Parkway and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line to a solid line in the rear measuring 75.00 feet thereon.

Being the same property conveyed to Salai H. Thet, a married person and Saw Z. Wai, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Chris Thomas dated May 1, 2014 and recorded May 12, 2014 as Instrument No. 20140512-0040568, in said Register's Office Davidson County, Tennessee.

Further, being the same property conveyed to Salai H. Thet and wife, Rose Thet and Saw Z. Wai, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from Salai H. Thet, a married person and Saw Z. Wai, unmarried, as tenants in common with rights of survivorship dated March 22, 2018 and recorded April 4, 2018 as Instrument No. 20180404-0031507, in said Register's Office Davidson County, Tennessee. Salai H. Thet, now known as John Thet, pursuant to Order of Name Change with US Middle District Court, Davidson County Tennessee.

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.

File Number: FND-1908630FC

unimproved ☐

This is improved ☒ property, known as 746 Huntington Pkwy., Nashville, TN 37211

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 24 day of October, 2019.

Salai H. Thet, n/k/a John Thet

Rose Thet

Saw Z. Wai

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Salai H. Thet, n/k/a John Thet and wife, Rose Thet and Saw Z. Wai, 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 24th of October, 2019.

Notary Public

My Commission Expires: 7-7-24

(SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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.

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)

File Number: FND-1908630FC