Karen Johnson Davidson County
Batch# 315642 DEEDWARR
11/14/2019 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191114-0117544

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2648

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of November, 2019

Notary Public

Commission Expires: 5-2-22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners 6121 Nolensville Pike Nashville, TN 37211	NEW OWNER	072-16-0-300.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Than Thy and Norn Nov, wife and husband Khorn Than, unmarried woma and Sukhom Thy, unmarried woman joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners

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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Dugger Heights No. Two of record in Plat Book 1424, Page 135, 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 Than Thy and Norn Nov, wife and husband Khorn Than and Sukhom Thy, joint tenants with rights of survivorship by Warranty deed from Joel A. Norton of record in Instrument No. 20101206-0096931 Register's Office for Davidson County, Tennessee, dated November 30, 2010 and recorded on December 06, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2310 Sheridan Road, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of November, 2019.

Norn Nov

Than Thy

Sukhom Thy

Khorn Than

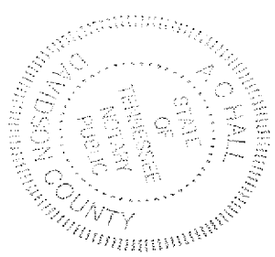
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Norn Nov, Than Thy, Sukhom Thy, and Khorn Than** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of November, 2019.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)



True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020