Karen Johnson Davidson County
Batch# 315850 DEEDWARR
11/14/2019 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20191114-0117801

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 14 **day of November, 2019.**

Notary Public
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 2-28-2021

04-1910-57432

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mirsa N. Franco 120 Denise Drive Antioch TN 37013	Same	148-07-0-025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Langh Khan Do, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mirsa N. Franco and Manuel Sanchez Martin, wife and husband**, hereinafter called the Grantees, their successors 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. 895, on the Plan of Section Eight, Cherokee Hills, of record in Book 3700, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Langh Khan Do by deed from Morris and Bell Properties, LLC, dated October 31, 2014, recorded November 18, 2014, of record in Instrument No. 20141118-0106148, Register's Office for Davidson County, Tennessee.

Nem Ngaih Don, spouse of Grantor, is joining in the execution of this instrument to convey marital interests, if any, in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 120 Denise Drive, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14th day of November, 2019.

Langh Khan Do

Nem Ngaih Don

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Langh Khan Do and Nem Ngaih Don**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of November, 2019.

Notary Public

My Commission expires: 3/31/20

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

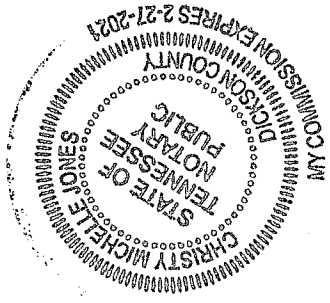
State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature



My Commission Expires: _____

Notary's Seal (If on paper)