Karen Johnson Davidson County
Batch# 344194 DEEDWARR
01/16/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200116-0005797

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2020.

Notary Public

My commission expires: 9-18-23

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Xavier Marin and Felipe Mejia	New Owner	**16206030800**
191 Old Tusculum Rd	2319 Megan Dr.	
Antioch, TN 37013	Oakley, CA 94561	

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 ACKNOWLEDGE, WE,

Phi Kim Thi Vo, a single woman, and Liem Thanh Nguyen Vo, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Xavier Marin, a single man and Felipe Mejia, a married man, as tenants in common

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. 3 on the Plan of J.T. Townes property, as of record in Plat Book 4300, page 182, as corrected by Surveyor's Certificate of Correction of record in Book 4651, page 679, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Phi Kim Thi Vo, a single woman, by Special Warranty Deed from U.S. Bank, National Association, N.D., dated December 13, 2012, of Instrument No. 20121218-0116328, Register's Office for Davidson County, Tennessee. Phi Kim Thi Vo, a single woman, conveyed her interest in subject property, to Phi Kim Thi Vo, a single woman, and Liem Thanh Nguyen Vo, a single woman, by Quitclaim Deed, dated December 1, 2015, of record in Instrument No. 20151203-0121943, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 191 Old Tusculum Rd, 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 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 in 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.

_____ Date: 1/10/20
Phi Kim Thi Vo

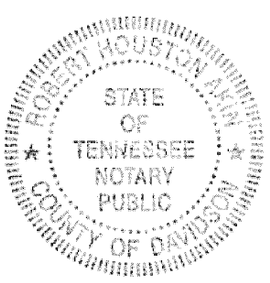
_____ Date: 1/10/20
Liem Thanh Nguyen Vo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Phi Kim Thi Vo and Liem Thanh Nguyen Vo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10TH day of JANUARY, 2020.



_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

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.

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)