Name and Address of New Owner:
Ngin Khan Dim and Vial Za Khup
4933 Hickory Woods East
Antioch, TN 37013

Send Tax Statements To:
U.S. BANK HOME MTG.
7601 PENN AVE
STE A1
RICHFIELD, MN 55423

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20020187

Map and Parcel: 176-05-0-013.00

Karen Johnson Davidson County
Batch# 382349 DEEDWARR
04/07/2020 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20200407-0036540

WARRANTY DEED

For and in consideration of the sum of ten 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, **Robert Johnson, widower**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ngin Khan Dim, a married woman**, 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. 88 on the Plan of Hickory Woods East of record in Plat Book 6900, Page 510, 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 Robert Johnson and Rena Johnson, husband and wife by Warranty deed from Larry W. Branstetter and wife, Beth Burcham Branstetter of record in Instrument No. 20000411-0036524 Register's Office for Davidson County, Tennessee, dated March 31, 2000 and recorded on April 11, 2000. (NOTE: Deed of Trust in Book 11392, Page 385 listed in deed is released in Instrument No. 200908100075072). Rena Johnson having since died on or about January 2, 2016.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 6900, Page 510; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7823, Page 857, Book 7857, Page 94, re-recorded in Book 7876, Page 75, Corrected in Book 9616, Page 470, Book 9678, Page 187 and Book 11192, Page 437; Subject to Grant of Transmission Line Easements in favor of USA of record in Book 437, Page 39, Book 9632, Page 973 and Instrument No. 20020110-0003814; By-Laws Hickory Woods of record in Book 7932, Page 648 as corrected in Book 9616, Page 470, Book 9616, Page 477, Book 9678, Page 213 and Book 9764, Page 44; Grant of Anchor Easement of record in Book 10153, Page 990; Subject to Right of Way Agreements to Nashville Gas Company of record in Book 5909, Page 915 and Book 5897, Page 224; Easement for Sanitary Sewers and/0r Storm Drainage of record in Book 6954, Page 24 and Book 9790, Page 311; Deed of Conveyances to The Metropolitan Government of Nashville, and Davidson County, Department of Water and Sewerage Services of Sanitary Sewer Lines in Book 8169, Page 571 and Book 8169, Page 579; Subject to rights of others in and to the common areas and/or elements; Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4933 Hickory Woods East, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 my hand this 26 day of March, 2020.

Robert Johnson by Katrina Roper, as attorney in fact
Robert Johnson by Katrina Roper, Attorney-in-fact

State of FL

County of BROWARD

Personally appeared before me, Katrina Roper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of Robert Johnson, that she executed the same as the free act and deed of said Robert Johnson, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Robert Johnson, and appearing of record in Instrument Number ~~page~~ or 20200218-0017634, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 26 of March, 2020.

Patrick Hastings
Notary Public
My Commission Expires: 11/13/2021

Notary Public State of Florida
Patrick Hastings
My Commission GG 163833
Expires 11/13/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00.

Affiant Signature

Subscribed and sworn to before me, this 26 day of March, 2020.

Patrick Hastings
Notary Public
My Commission Expires: 11/13/2021

Notary Public State of Florida
Patrick Hastings
My Commission GG 163833
Expires 11/13/2021

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.

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)