Karen Johnson Davidson County
Batch# 382352 DEEDWARR
04/07/2020 08:54:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20200407-0036544

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2020

Notary Public

MY COMMISSION EXPIRES: ~~July 18, 2021~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sing Ling Ha Cium	U.S. Bank, N.A.	134-09-0-077.00
(NAME)	(NAME)	
3929 Eckhart Dr.	4801 Fredrica St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42303	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Albert K. Thenthirath, unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sing Ling and Ha Cium, a married couple,** 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. 62 on the Plan of Woodland Hills, Phase One, as of record in Plat Book 6900, page 668, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Albert K. Thenthirath by Quitclaim Deed from Albert K. Thenthirath and wife, Jessica Thenthirath dated December 30, 2011 and of record in Instrument No. 20120106-0001501 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3929 Eckhart Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 1st day of April, 2020.

Albert K. Thenthirath

State of Tennessee
County of Rutherford

Personally appeared before me Albert K. Thenthirath, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2020.

Notary Public Sasha Knowles
My Commission Expires: July 18, 2021

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

File No.: 23875

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
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)