Karen Johnson Davidson County
Batch# 383755 DEEDWARR
04/09/2020 10:10:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20200409-0037504

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0595

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Hana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th ~~day of April~~, 2020

Notary Public

Commission Expires: 1-3-2023

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nang Khai 4906 Cedar Hill Road Nashville, TN 37211	United Wholesale Mortgage, LLC 585 South Boulevard E. Pontiac, MI 48341	148-13-0-037.00

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,

Billy W. Zeigler and wife, Patty A. Zeigler

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

NANG KHAN KHAI, A MARRIED MAN

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. 73 on the Plan of Section Three, Locustwood of record in Plat Book 2663, Page 29, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 143 feet on the Easterly side of Cedar Hill Road and runs back between lines 295.5 feet on the Northerly line and 203.3 feet on the Southerly line to a dead line, which is a broken line, on which it measures 194.8 feet thereon.

Being the same property conveyed to Billy W. Zeigler and wife, Patty A. Zeigler by Warranty deed from Edwin C. Tenpenny and wife, Lois Tenpenny of record in Book 8011, page 927, Register's Office for Davidson County, Tennessee, dated December 26, 1989 and recorded on December 27, 1989. (Value or consideration shown in aforementioned deed $75,000.00.)

Being also known as 4906 Cedar Hill Road, Nashville, Tennessee 37211.

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: 4906 Cedar Hill Road, Nashville, TN 37211

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 7th CB day of April, 2020.

Patty A. Zeigler

Billy W. Zeigler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patty A. Zeigler and Billy W. Zeigler** 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 Nashville, Tennessee this 7th day of April, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 11/19/23

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
DAVIDSON COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)