WARRANTY DEED

Karen Johnson Davidson County
Batch# 409928 DEEDWARR
06/04/2020 08:23:50 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20200604-0057319

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2020

Notary Public

MY COMMISSION EXPIRES: 11-20-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward I Detvongsa	American Financial Network	096110A04100CO
(NAME)	(NAME)	
305 Hickory Place	10 Pointe Dr., Suite 330	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brea, CA 92821	
(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, , **April R. Riley, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward I Detvongsa, single 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:

Being Unit E-8, Hickory Place Condominiums of record in Master Deed of record in Book 6654, page 910 and referred to as Exhibit "B" found at page 912 and Corrected in Book 6759, page 533, and referred to as Exhibit "B" found at page 535, said corrected Book, Unite E-8 being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums of record in Plat Book 6250, page 795, all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to April R. Riley, unmarried by deed from Michael Smith, dated 7-25-06 of record in Instrument #200607270090715, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 305 Hickory Place, Nashville, TN 37214
(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 30th day of April, 2020.

April R. Riley

State of Tennessee
County of Rutherford

Personally appeared before me April R. Riley, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2020.

Notary Public: Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 1798