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Karen Johnson Davidson County
Batch# 435731 DEEDWARR
07/13/2020 08:22:30 AM 10 pgs
Fees: $53.00 Taxes: $569.10
20200713-0075934

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 25th day of February, 2020, by and between **Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man**, hereinafter known and referred to as **GRANTORS**, and **Hau Thawn Lian and Ning Za Lun, Husband and Wife**, as tenants by the entirety, hereinafter known and referred to as **GRANTEES**, whose tax mailing address is 112 Firelight Court, Antioch, TN 37013;

W I T N E S S E T H :

For and in consideration of the sum of One Hundred Fifty-Three Thousand Eight Hundred Twelve and 00/100 Dollars ($153,812.00), cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors, by these presents, hereby bargain, sell, alien, and convey unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

Attached to and becoming a part of Deed between Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man, as Grantor(s), and Hau Thawn Lian and Ning Z. Lun, husband and wife, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor (1 of 3) herein, all on this the day and year first above written.

Hau Thawn Lian

GRANTOR (1 of 3)

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 25th day of February, 2020, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Hau Thawn Lian.

Presley M Brown
Notary Public
My Commission Expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Attached to and becoming a part of Deed between Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man, as Grantor(s), and Hau Thawn Lian and Ning Za Lun, Husband and Wife, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor (2 of 3) herein, all on this the day and year first above written.

Ning Za Lun

GRANTOR (2 of 3)

STATE OF Tennessee)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 25th day of February, 20 20, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Ning Za Lun.

Presley M Brown

Notary Public
My Commission Expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Attached to and becoming a part of Deed between Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man, as Grantor(s), and Hau Thawn Lian and Ning Za Lun, Husband and Wife, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor (3 of 3) herein, all on this the day and year first above written.

Suan
Dal Za Suan

GRANTOR (3 of 3)

STATE OF Tennessee)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 25th day of February, 2020, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Dal Za Suan.

Presley M Brown
Notary Public
My Commission Expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Attached to and becoming a part of Deed between Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man, as Grantor(s), and Hau Thawn Lian and Ning Za Lun, Husband and Wife, as Grantee(s).

IN THIS OATH OF CONSIDERATION, I, or we, as Grantor (1 of 3) hereby swear or affirm that the actual consideration for this transfer is $153,812.00, to the best of the Grantor's knowledge, information and belief.

Hau Thawn Lian

AFFIANT (1 of 3)

STATE OF Tennessee)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 25th day of February, 2020, the foregoing was produced to me and was sworn to, acknowledged and delivered by Hau Thawn Lian.

Presley M Brown

Notary Public
My Commission Expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Attached to and becoming a part of Deed between Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man, as Grantor(s), and Hau Thawn Lian and Ning Za Lun, Husband and Wife, as Grantee(s).

IN THIS OATH OF CONSIDERATION, I, or we, as Grantor (2 of 3) hereby swear or affirm that the actual consideration for this transfer is $153,812.00, to the best of the Grantor's knowledge, information and belief.

Ning Za Lun

AFFIANT (2 of 3)

STATE OF Tennessee)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 26th day of February, 2020, the foregoing was produced to me and was sworn to, acknowledged and delivered by Ning Za Lun.

Notary Public
My Commission Expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Attached to and becoming a part of Deed between Hau Thawn Lian and Ning Za Lun, Husband and Wife, and Dal Za Suan, a single man, as Grantor(s), and Hau Thawn Lian and Ning Za Lun, Husband and Wife, as Grantee(s).

IN THIS OATH OF CONSIDERATION, I, or we, as Grantor (3 of 3) hereby swear or affirm that the actual consideration for this transfer is $153,812.00, to the best of the Grantor's knowledge, information and belief.

Suan
Dal Za Suan

AFFIANT (3 of 3)

STATE OF Tennessee)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 25th day of February, 20 20, the foregoing was produced to me and was sworn to, acknowledged and delivered by Dal Za Suan.

Presley M Brown
Notary Public
My Commission Expires: 1/3/2023

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Hau Thawn Lian and Ning Za Lun
112 Firelight Court
Antioch, TN 37013

Property Owner and Address:
Hau Thawn Lian and Ning Za Lun
112 Firelight Court
Antioch, TN 37013

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 155, ON THE PLAN OF HICKORY WOODS ESTATES, SECTION C, OF RECORD IN PLAT BOOK 6900, PAGE 885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same parcel conveyed to Hau Thawn Lian and Ning Za Lun, husband and wife, as tenants by the entirety as to an undivided ½ interest, and Dal Za Suan, an unmarried man, as to an undivided ½ interest, being held as joint tenants with rights of survivorship, from Dal Za Suan, an unmarried man, by virtue of a deed dated May 10, 2017, recorded May 11, 2017, as Instrument No. 20170511-0046728 County of Davidson, State of Tennessee.

Assessor's Parcel No: 176 05 0B 060.00

True Copy Certification

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne