Return to:
(1)
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 443905 DEEDWARR
07/24/2020 02:26:33 PM 2 pgs
Fees: $13.00 Taxes: $913.90

20200724-0081680

WARRANTY DEED

BRANDIE A PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF July, 2020

Brandie A. Phillips
Notary Public

MY COMMISSION EXPIRES: 5-18-24
(AFFIX SEAL)

MST 2020-1001

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mang Law and Mang Hung	New Owner	135-14-0A-130.00-CO
(NAME)	(NAME)	
613 Mount Hood Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Tarra M. Liggett n/k/a Tarra M. Do, and Chris Do, now married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mang Law, unmarried man and Mang Hung, married man, as joint tenants,** 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. 130 on the Plan of Final Plat - Phase Three, Pinnacle Point Subdivision of record in Plat Book 6900, Page (s) 391 through 393, inclusive, 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 Tarra M. Liggett, unmarried and Chris Do, unmarried, as tenants in common with rights of survivorship by Warranty deed from Wesley P. Driver and wife, Michelle T. Driver of record in Instrument No. 20161116-0120763 Register's Office for Davidson County, Tennessee, dated November 10, 2016 and recorded on November 16, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 391 through 393, inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7032, Page 733, corrected in Book 7065, Page 959, amended in Book 7067, Page 739, Book 10097, Page 390 and Instrument No. 20010504-0046047, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7032, Page 761, in the Register's Office for Davidson County, Tennessee. Restrictive Covenant of record in Book 6405, Page 169, in the Register's Office for Davidson County, Tennessee. Articles of Incorporation for Pinnacle Point Homeowners Association of record in Book 7058, Page 234, in the Register's Office for Davidson County, Tennessee. Conveyance of common area to HOA of record in Book 7032, Page 730, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of water and sewerage services of record

in Book 7097, Page 158 and Book 9207 Pages 511 and 522, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 613 Mount Hood Drive, Antioch, TN 37013
(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 hand(s) this 1st DAY OF JULY, 2020.

Tarra M. Do

Chris Do

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Tarra M. Do and and Chris Do, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of July, 2020.

Notary Public

My commission expires: 4/04/2023

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County