Karen Johnson Davidson County
Batch# 444407 DEEDWARR
07/27/2020 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20200727-0082158

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-9449

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cia Langh and Mih Nge (NAME)	New Owner (NAME)	176-05-0B-131.00-C
5388 SunnyVale Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jane E. Schuling, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cia Langh and Mih Nge, husband and wife**, 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. 229 on the Plan of Hickory Woods, Section C, of record in Plat Book 6900, Page 884-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jane E. Schuling, unmarried by Deed dated May 23, 2013, recorded May 28, 2013, in Instrument Number 20130528-0053629, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 885-887, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Book 9680, Page 319, Register's Office for said County.
3. ByLaws of record in Book 7932, Page 648; Instrument 200012070120450 and 200310100150800, Register's Office for said County.
4. Common Area conveyed to Homeowners Association of record in Book 9786, Page 923, Register's Office for said County.
5. Rules and Regulations of record in Instrument 200106140062709; 200106140062710 and 200110150111957, Register's Office for said County.
6. Easement for Sewer and Storm Drainage of record in Book 6954, Page 24, Register's Office for said County.
7. Right of Way to Nashville Gas Company of record in Book 5909, Page 915, Register's Office for said County.
8. Restrictions as recorded in Book 7422, Page 235; Book 7422, Page 301; Book 7422, Page 304; Book 7823, Page 857;

Book 7857, Page 94; Book 7876, Page 75; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187 and Book 9764, Page 44, Register's Office for Davidson County, Tennessee.
9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
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This is improved property, known as 6100 Firelight Trail, Antioch, TN 37013.

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. Whenever 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 22nd day of July, 2020.

Jane E. Schuling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2020, before me personally appeared Jane E. Schuling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2020.

Notary Signature
My commission expires: 8/22/21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY