Karen Johnson Davidson County
Batch# 452198 DEEDWARR
08/06/2020 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200806-0087802

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~August~~, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

OCT 2 0 2020

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Yael Vazquez | New Owner | Parcel ID: 133 12 0 012.00 |
| (NAME) | (NAME) | |
| 409 Benita Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Mt Juliet, TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 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, I/WE, **Kai Khan Pau f/k/a Alu C. Phang and Ngai Lun Niang**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yael Vazquez, unmarried woman**, 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. 9 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more particular description.

Being the same property conveyed to Kai Khan Pau f/k/a Alu C. Phang and Ngai Lun Niang, husband and wife, by Quitclaim Deed from Pau S. Lian, an unmarried man, of record in Instrument No. 20181119-0113690, in the Register's Office of Davidson County, Tennessee, dated November 13, 2018 and recorded on November 19, 2018.

Being the same property conveyed to Alu C. Phang and Ngai Lun Niang, husband and wife, and Pau S. Lian, an unmarried man, by Warranty Deed from Viyan F. Aziz, of record in Instrument No. 20150507-0041700, in the Register's Office of Davidson County, Tennessee, dated April 5, 2015 and recorded in May 7, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 409 Benita Drive, Mount Juliet, TN 37122

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 our hands this 31st day of July, 2020

Kai Khan Pau f/k/a Alu C. Phang

Ngai Lun Niang

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kai Khan Pau and Ngai Lun Niang, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2020.

Notary Public

My Commission Expires: 9.10.20

(SEAL)

JACOE L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
EXPIRES SEPTEMBER 20, 2020

# True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

