# WARRANTY DEED

Karen Johnson Davidson County
Batch# 461131 DEEDWARR
08/20/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20200820-0094205

STATE OF TENNESSEE

COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.2021

(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

**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) |
|---|---|---|
| Eduardo Reyna Gamez | New Owner | Parcel ID: 148-06-0-136.00 |
| (NAME) 3735 Bakertown Rd | (NAME) | |
| (ADDRESS) Nashville TN 37211 | (ADDRESS) | |
| (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, **Thang Thawn Kap, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eduardo Reyna Gamez, a married 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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Magnum Heights, of record in Book 2330, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot fronts 86.25 feet on the westerly side of Bakertown Road and runs back between lines 145 feet to a dead line in the rear.

Tract 2:

Land in Davidson County, Tennessee, being Reserved Tract "B", on the Plan of Magnum Heights, of record in Book 2330, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Tract "B" fronts 93.68 feet on westerly side of Bakertown Road and extends westerly side of Bakertown and extends back 145.0 feet on the northerly line and 172.62 feet on the southerly line to a point.

Being the same property conveyed to Thang Thawn Kap, a married man By Warranty Deed from Robert D. Harvey, a married man dated May 10, 2016 recorded May 11, 2016, of record in Instrument No. 20160511-0046960, Register's Office for Davidson County, Tennessee.

Lam Vung **, spouse of Thang Thawn Kap , joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property in reference to this loan. Furthermore,** Lam Vung**, has no personal liability for the repayment of said loan.**

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 3735 Bakertown Road, Nashville, TN 37211

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 13th day of July, 2020

Thang Thawn Kap

Lam Vung

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 Thang Thawn Kap, a married man, 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. * and Lam Vung

Witness ~~my hand~~ and official seal, this the 13th of July, 2020.

Notary Public

My Commission Expires:

(SEAL) 12/20/2020

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212