Karen Johnson Davidson County
Batch# 464683 DEEDWARR
08/26/2020 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20200826-0096774

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 2007666

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $222,000.00.

Affiant

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Subscribed and sworn to before me, this 20th day of August, 2020.

Notary Public
My Commission Expires:
11-03-2020

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Naing Mang	New Owner	162 1300 5800
221 Cedarcreek Dr.		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason Kirby and Dawn Kirby, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Naing Mang, a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County Tennessee, being Lot No. 116, on the Plan of Cedarwoods Estates, Section 2, of record in Plat Book 4860, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for complete description.

Being the same property conveyed to Jason R. Kirby, single person, by Warranty Deed from Patricia S. Libby, married, dated November 28, 2001, of record in Instrument No. 20011204-0133358, Register's Office for Davidson County, Tennessee. Andrea E. Kirby conveyed her interest in subject property to Jason Kirby by Quitclaim Deed, dated August 12, 2015, of record in Instrument No. 20150827-0086742, Register's Office for Davidson County, Tennessee.

Dawn Kirby, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 221 Cedarcreek Dr., 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

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 hand this 20th day of August, 2020.

Jason Kirby

Dawn Kirby

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason Kirby and Dawn Kirby with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of August, 2020.

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Public at Large
My Commission Expires: ~~4/18/21~~ July 15, 2023

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)

