RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014180

CECILIA KENDALL NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 467934 DEEDWARR
09/01/2020 10:02:30 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20200901-0099087

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020.

NOTARY PUBLIC

My commission expires: 9-15-23

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Birendra Sarki and Januka Mudhel 7027 Legacy Drive Antioch, TN 37013	Same address as new owner	182-06-0-A-066.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Two Thousand and 00/100 Dollars ($292,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **XAYNGAM CHANTHAVONG AND WIFE, SUWANNEE CHANTHAVONG**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BIRENDRA SARKI, A MARRIED PERSON AND JANUKA MUDHEL, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66 Final Plat Section One, Old Hickory Hills, as shown on plat of record in Instrument No. 20011023-0115382, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said county.

Being the same property conveyed to Xayngam Chanthavong and wife, Suwannee Chanthavong from Sathiane Thonchanthavong, a married man, (erroneously referred to in previous deed as a married woman) by Quitclaim Deed dated 03/24/2015 and recorded 04/07/2015 in Instrument No. 20150407-0030231, Register's Office of said County.

The address of the herein described property is believed to be 7027 Legacy Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of August, 2020.

XAYNGAM CHANTHAVONG

SUWANNEE CHANTHAVONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Xayngam Chanthavong and wife, Suwannee Chanthavong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of August, 2020.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

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.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

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