Karen Johnson Davidson County
Batch# 476055 DEEDWARR
09/15/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20200915-0105109

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Somchay Litchana and Onmany Sukhanvong	SAME	Parcel ID: 136 06 0 125.00
(NAME)	(NAME)	
3506 Wood Bridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Thomas A. Dye, Teresa D. Hart and Dorris Adrian Dye as her sole heirs at law of Shirley M. Dye**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Somchay Litchana and Onmany Sukhanvong, 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. 422 on the Plan of Section Seven-A, Priest Lake Park, of record in Book 5200, Pages 107-109, in the Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas H. Dye and wife, Shirley M. Dye, by Warranty Deed from Doris Moroz, unmarried, of record in Instrument No. 20080905-0091126, in the Register's Office of Davidson County, Tennessee, dated October 31, 2007 and recorded on September 05, 2008.

And being the same property conveyed to Thomas A. Dye, Teresa D. Hart, Dorris A. Dye, by Quitclaim Deed from Thomas H. Dye and Wife, Shirley M. Dye, of record in Instrument No. 20090709-0063978, in the Register's Office of Davidson County, Tennessee, dated July 06, 2009 and recorded on July 09, 2009.

Further being the same property conveyed to Shirley M. Dye, by Quitclaim Deed from Thomas A. Dye, Teresa D. Hart, and Dorris A. Dye, of record in Instrument No. 20121106-0102473, in the Register's Office of Davidson County, Tennessee, dated October 15, 2012 and recorded on November 06, 2012. ***The said Shirley M. Dye having died on June 5, 2020, leaving Thomas A. Dye, Teresa D. Hart and Dorris Adrian Dye as her sole heirs at law, see affidavit of heirship recorded simultaneously herewith.***

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 3506 Wood Bridge Drive, Nashville, TN 37217

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 4 day of Sept, 2020

Thomas A. Dye, Teresa D. Hart and Dorris Adrian Dye as her sole heirs at law of Shirley M. Dye

BY: Thomas A. Dye

Thomas A. Dye

Teresa D. Hart

Teresa D. Hart

Dorris Adrian Dye

Dorris Adrian Dye

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Thomas A. Dye, Teresa D. Hart and Dorris Adrian Dye as her sole heirs at law of Shirley M. Dye, 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 4th of September, 2020.

Notary Public

My Commission Expires: 7.12.24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Notary Public

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY