WARRANTY DEED

Karen Johnson Davidson County
Batch# 496444 **DEEDWARR**
10/15/2020 11:14:55 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20201015-0119913

W-SB-CL-20-1904

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-17-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Redd		
(NAME)	(NAME)	**165-09-0A-003-00-CO**
1904 Port James Circle	← Same.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1527		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THANG ZOM PAU, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON REDD, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thang Zom Pau by Warranty Deed from William D. Robinson, married of record in Instrument No. 20170825-0087539 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 25, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 555, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary of record in Book 9700, Page 464, in the aforesaid Register's Office.
- Covenants, Conditions and Restrictions of record in Book 10753, Page 41, as amended in Book 11425, Page 410 and Book 11512, Page 714, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951, Page 684, in the aforesaid Register's Office.
- Landscape Easement of record in Book 11435, Page 411, in the aforesaid Register's Office.
- Charter of Lakewood Village Homeowners Assoc of record in Book 11421, Page 342 and amended in Book 11425, Page 410 (at Page 342), in the aforesaid Register's Office.
- Driveway Easement of record in Instrument Number 20000419-0039060, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1904 Port James Circle, Antioch, Tennessee 37013-1527**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th DAY OF OCTOBER, 2020.

Thang Zom Pau

Cing Ban Kim

Cing Ban Kim, spouse of Thang Zom Pau, hereby joins in this conveyance and does transfer and convey any and all marital interest Cing Ban Kim may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THANG ZOM PAU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CING BAN KIM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212