Karen Johnson Davidson County
Batch# 500437 DEEDWARR
10/22/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20201022-0123088

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2741

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of October, 2020

Notary Public

Commission Expires: 7-12-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Man Zam Lun and Suan Za En 7308 Smokey Hill Road Antioch, TN 37013	Property Address new owner 7308 Smokey Hill Rd Antioch, TN 37013	182-12-0A-06100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Samuel Byron Wooten and Jane H. Wooten, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Man Zam Lun and Suan Za En

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. 262 on the Plan of Apple Valley, a Planned Unit Development, Section 2 of record in Plat at Instrument No. 20031204-017433, 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 Samuel Byron Wooten and Jane H. Wooten, husband and wife by Warranty deed from Roderick M. Jesz and Petrina Jones Jesz, husband and wife of record in Instrument No. 20170918-0095108 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 18, 2017.

Being also known as 7308 Smokey Hill Road, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7308 Smokey Hill Road, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~22nd~~ 19th day of October, 2020.

Samuel Byron Wooten

Samuel Byron Wooten

Jane H. Wooten

Jane H. Wooten

STATE OF Florida
COUNTY OF Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Byron Wooten and Jane H. Wooten** 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 official seal on this ~~22nd~~ 19th day of October, 2020.

JUDY THOMPSON
Notary Public - State of Florida
Commission # GG 981212
My Comm. Expires May 31, 2024
Bonded through National Notary Assn.

Notary Public
My Commission Expires: 05-31-2024

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.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY