Karen Johnson Davidson County
Batch# 502228 DEEDWARR
10/28/2020 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20201028-0124646

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
598 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH20-00201

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Derrick L. Boswell 4857 Cimarron Way Antioch, TN 37013	Broker Solutions, Inc. dba New American Funding 14511 Myford Road, Suite 100 Tustin, CA 92780	148-15-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Kya Myaing and Mu Naw, husband and wife and Moo Lah Htoo, an unmarried person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Derrick L. Boswell**, hereinafter called the Grantees, their successors 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. 163, on the plan of Section III, Apache Hills, as shown by plat of record in Book 4175, Page 9, 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 Kya Myaing and Mu Naw, husband and wife, and Moo Lah Htoo, an unmarried person by deed from Roy A. Jackson, unmarried, dated July 22, 2015, recorded July 27, 2015, of record in Instrument No. 20150727-0073840, in the Register's Office for Davidson County, Tennessee.

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: 4857 Cimarron Way, 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, 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.

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 15th day of October, 2020

K M
Kya Myaing

Mu Naw

Moo Lah Htoo

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 15th day of October, 2020, before me personally appeared Kya Myaing and Mu Naw and Moo Lah Htoo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

