WARRANTY DEED

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

W-SB-CL-20-0208

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 26th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/2024 (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)
Francisco Quijada Morales	New Owners	
(NAME)	(NAME)	**148-02-0-002.00**
208 Margo Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **THAWNG TUANG, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANCISCO QUIJADA MORALES AND ANA LILIA GARCIA GARCIA, HUSBAND AND WIFE,** 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. 174 on the Plan of Haywood Acres, Section 4 of record in Plat Book 2900, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 174 begins at a point in the westerly margin of Margo Lane, the common front corner of Lots 115 and 174; thence westwardly along the line between said Lots 378.0 feet to a point, the common rear corner of said lots thence North 13 degrees 50 minutes West 107.8 feet to a monument; thence South 68 degrees 00 minutes East 189.30 feet to a monument; thence North 67 degrees 13 minutes East, 81.09 feet to a point; the common rear corner of lots 174 and Parcel A as shown on said plan; thence eastwardly along the line between lot 174 and Parcel A 181.8 feet to a point in the westerly margin of Margo Lane; thence southwardly with the margin of the same 125 feet to the point of beginning

Being the same property conveyed to Thawng Tuang, a married man by Warranty Deed from Karen Smith, unmarried, and Mary J. Whaley, unmarried of record in Instrument No. 20180110-0003343 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on January 10, 2018.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3075, Page 160, in the Register's Office for Davidson County, Tennessee.
- Declaration of Intent of record in Book 4562, Page 415, 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: **208 Margo Lane, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 509609 DEEDWARR
11/06/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $884.30
20201106-0130268

Witness my/our hand(s) this the 26th DAY OF OCTOBER, 2020.

Thawng Tuang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THAWNG TUANG, 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 26th of October, 2020.

Notary Public
My Commission Expires: 5-3-21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON