Karen Johnson Davidson County
Batch# 512962 DEEDWARR
11/10/2020 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20201110-0132265

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9190-SM

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $357,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2020.

Notary Public
My Commission Expires: 10-21-24

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alan Nain Arteaga Barahona and Izeth Diaz Hernandez 4556 Red Bark Court Nashville, TN 37013	First National Bank of America 241 East Saginaw Street East Lansing, MI 48823	183-05-0A-341.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michelle Diep and Ziravan Najman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alan Nain Artega Barahona and Izeth Diaz Hernandez, Husband and Wife**, hereinafter called the Grantee(s), his/her/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. 157 on the Plan of Phase 3, Section 9, October Woods of record in Instrument No. 20020916-0112495, 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 Michelle Diep and Ziravan Najman, by Quitclaim Deed from Michelle Diep, Mao Moeun and Hong Diep, of record in Instrument No. 20191231-0135081, Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 31, 2019; and further being the same property conveyed to Michelle Diep, Mao Moeun and Hong Diep by Special Warranty Deed from BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, of record in Instrument No. 20110822-0064731, said Register's Office, dated August 18, 2011 and recorded on August 22, 2018.

This is ☒ improved or ☐ unimproved property located at: **4556 Red Bark Court, Nashville, TN 37013**
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This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2020.

GRANTOR:

Michelle Diep

Ziravan Najman

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michelle Diep and Ziravan Najman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of November, 2020.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

