Karen Johnson Davidson County
Batch# 518030 DEEDWARR
11/17/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20201117-0135525

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vanhmely Bouaphachanh and **Khomphet Southivongnorath**	SAME	Parcel ID: 176 01 0A 016.00
(NAME) 5148 Singing Hills Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sharon D. Barksdale, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vanhmely Bouaphachanh, a single person and Khomphet Southivongnorath, a single person**, 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. 16 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharon D. Barksdale, by Quitclaim Deed from Franklin D. Barksdale, of record in Instrument No. 20180705-0065235, in the Register's Office of Davidson County, Tennessee, dated June 27, 2018 and recorded on July 05, 2018.

Being the same property conveyed to Franklin D. Barksdale, and wife Sharon Barksdale, by Warranty Deed from Classic Homes BOS, LP, of record in Instrument No. 20050427-0046696, in the Register's Office of Davidson County, Tennessee, dated April 22, 2005 and recorded on April 27, 2005.

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. 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 our hands this 12th day of November, 2020

Sharon D. Barksdale

STATE OF TN
COUNTY OF RUTHERFORD

I, the undersigned, a Notary Public in and for said County and State aforesaid, do certify that Sharon D Barksdale, whose name is signed to the writing above, bearing date on the 12th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of herself.

Given under my hand this the 12th day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: DECEMBER 20, 2020

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY