Name and Address of New Owner:
Thang Pian Khup and Zam Do Niang
6853 Hickory Rim Court
Nashville, TN 37013

Send Tax Bills To:
Thang Pian Khup and Zam Do Niang
6853 Hickory Rim Ct
Nashville, TN 37013
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 176 1 A 44.00CO

Karen Johnson Davidson County
Batch# 526048 DEEDWARR
12/08/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201208-0142086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zenia Galvis**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thang Pian Khup and Zam Do Niang,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT NO. 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ZENIA I. GALVIS BY WARRANTY DEED FROM CHARTARRA M. JOYNER AND HUSBAND, JOSEPH C. JOYNER, RECORDED ON JUNE 25, 2015, OF RECORD IN INSTRUMENT NO. 20150625-0061220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 6853 HICKORY RIM CT., ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of November, 2020.

_____ (SEAL)
Jesus Morales

_____ (SEAL)
Zenia Galvis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of November, 2020, before me personally appeared Jesus Morales and Zenia Galvis, 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's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of November, 2020.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF MAKE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 23rd day of November, 2020.

Notary Public
My commission expires:_____
File No. 2020-1944

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary' Seal (if on paper)

LILIANA LOWDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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