Karen Johnson Davidson County
Batch# 538351 DEEDWARR
12/18/2020 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20201218-0150425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Julian Camacho Castillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2020.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 7-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julian Camacho Castillo	Julian Camacho Castillo	Parcel ID: 162-03-0-410.00-000
(NAME) 141 Sheila Drive	(NAME) 7225 Rising Fawn Trail	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Hermitage, TN 37076	
(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, **Dal Ngaih Lian n/k/a Thang Cinkai Guite and Suan Cing n/k/a Dim Khawmman Guite, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julian Camacho Castillo**, 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. 35 on the Plan of Revised Haywood Forest Subdivision, of record in Plat Book 5200, Page 2, 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 Dal Ngaih Lian and Suan Cing, husband and wife, By Special Warranty Deed from Electric Service Credit Union dated December 20, 2013 recorded January 03, 2014, of record as Instrument No. 20140103-0000812 Register's Office for Davidson County, Tennessee. Dal Ngaih Lian n/k/a Thang Cinkai Guite being one and the same person. Pursuant to name change filed in Petition for Name Change, United States District Court for Middle District of Tennessee, November 14, 2014 Dal Ngaih Lian n/k/a Thang Cinkai Guite. Suan Cing n/k/a Dim Khawmman Guite being one and the same person. Pursuant to name change filed in Petition for Name Change, United States District Court for Middle District of Tennessee, August 22, 2014 Suan Cing n/k/a Dim Khawmman Guite

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 141 Sheila Drive, 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 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 17 day of Dec, 2020

Dal Ngaih Lian n/k/a Thang Cinkai Guite

Suan Cing n/k/a Dim Khawmman Guite

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, the undersigned, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that Dal Ngaih Lian n/k/a Thang Cinkai Guite and Suan Cing n/k/a Dim Khawmman Guite, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of December, 2020.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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