Karen Johnson Davidson County
Batch# 538693 DEEDWARR
12/21/2020 10:06:30 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20201221-0150899

Prepared by and Return to:
Summit Title Company, LLC
1800 Middle Tennessee Blvd. Suite
203, Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 245,000.00

Affiant

Subscribed and Sworn before me this 17th day of December, 2020.

Notary Public
My commission expires: May 9, 2023

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
A Cung and Raw Thang 809 Oakwood Terrace Drive, Nashville, TN 37013	~~The same~~ New Owner	148-8-0-67

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, **Libny S Padilla Ortiz, unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **A Cung, a single man and Raw Thang, a married man,** "the Grantee," the following described real estate in Davidson, Tennessee:

LOCATED in Davidson County, Tennessee and being Lot 63, Oakwood Terrace, Section One, as shown on plat of record in Plat Book 4460, Page 54 and 55, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Marvin E. Padilla a/k/a Marvin Ernesto Padilla Umanzo by deed dated February 28, 2005 of record in Instrument No. 20050303- 0023477, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Libny S. Padilla Ortiz, unmarried woman, by Warranty Deed dated June 25, 2019 Marvin E. Padilla a/k/a Marvin Ernesto Padilla Umanzo, married, of record in Instrument No. 2019-0627-00623889, Register's Office for Davidson County, Tennessee.

Map & Parcel: 148-8-0-67

Property Address: 809 Oakwood Terrace Drive, Nashville, TN 37213

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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17th day of December, 2020

Libny S Padilla Ortiz

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Libny S Padilla Ortiz, unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17 day of Dec, 2020.

Notary Signature

My commission expires: 04/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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