WARRANTY DEED

Karen Johnson Davidson County
Batch# 548264 DEEDWARR
01/06/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210106-0002824

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

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)
Monsreypov Chao Hernandez	New Owner	Parcel ID: 162-02-0-246.00-000
(NAME) 171 Brenda Lane	(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, **Khai Pi, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monsreypov Chao Hernandez, a single woman**, 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:

A certain tract or parcel of land lying in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 288 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Khai Pi, a married man, By Special Warranty Deed from U.S. Bank National Association, as Legal Title Trustee for Truman 2016 SC6 Title Trust dated May 18, 2018 recorded June 04, 2018, of record as Instrument No. 20180604-0052902 Register's Office for Davidson County, Tennessee.

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 171 Brenda Lane. 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 5 day of January 2021

Khai Pi

Thang Gel Cing

* Thang Gel Cing, spouse of Khai Pi, joins in this instrument to convey any and all maritial interest she has in the subject property.

STATE OF TENNESSEE

COUNTY OF Davidson

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Khai Pi and Thang Gel Cing personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5 day of January, 2021.

Notary Public

My Commission Expires: 1-17-24

(SEAL)

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

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021