Karen Johnson Davidson County
Batch# 564758 DEEDWARR
02/01/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210201-0013815

Mail tax Statements Return to:

| Prepared By: | ~~Record and Return To:~~ | ~~Mail Tax Statements to:~~ |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | First Bank<br>722 Columbia Ave<br>Franklin TN 37064 | Dara Ung Danh<br>~~5409 Country Drive~~<br>~~Nashville, TN 37211~~<br>805 Wilson Pike<br>Brentwood, TN 37207 |

Order Number: 101-10280559

# GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Deone L. Lollar, an unmarried person**, for Two Hundred Seventy Thousand Dollars and 00/100 ($270,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Dara Ung Danh, single man**, whose address is 5409 Country Drive, Nashville, TN 37211, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being Lot No. 62 on the Plan of Hickory Valley, Section Two, of record in Book 4175, Page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 fronts 90.00 feet on the westerly margin of Country Drive and runs back 145.00 feet on the southerly line and 156.23 feet on the northerly line to a line in the rear which measures 71.22 feet.

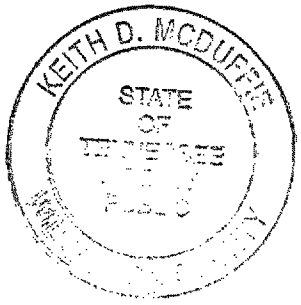
Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 162-5-167
Street address of property: 5409 Country Drive, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20020404-0041372 in the Recorder's Office, Davidson County, Tennessee.

Signed this 28 day of January, 2021.




Signature of Grantor:

Deone L. Lollar

Deone L. Lollar

STATE OF Tennessee, COUNTY OF Williamson, SS:

***BE IT REMEMBERED*** That on this 28 day of January, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Deone L. Lollar, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed. ***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Commission expires: 09/23/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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Tax ID: 162-5-167

Street address of property: 5409 Country Drive, Nashville, TN 37211

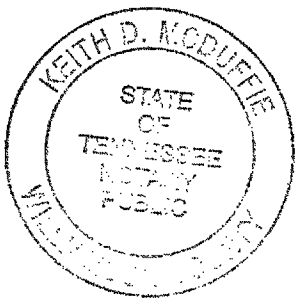
Oath of Consideration

I or we, Deone L Lollar, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 28 day of January, 2021.

Signatures of Affiant(s):

Deone L Lollar




Sworn and subscribed before me this 28 day of January, 2021.

Notary Public

Commission expires: 09/23/2024

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)