Karen Johnson Davidson County
Batch# 566362 DEEDWARR
02/03/2021 09:42:56 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210203-0015309

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohammed Sharif and Suada Sharif	New Owner	173 15 0A 141.00
(NAME)	(NAME)	
148 Claybrook Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, WE, **Dennis Phengsavanh and Vanny Phengsavanh, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Mohammed Sharif and Suada Sharif, husband and wife**, 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. 141, on the plan of Mill Run Subdivision, Phase 2 of record in Instrument No. 20011009-0109754, corrected in Instrument Nos. 20020605-0067914 and 20020605-0067915, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Phengsavanh and wife, Vanny Chhay, by Warranty Deed from James A. Carson and wife, Trisha M. Carson, of record in Instrument No. 20110908-0069664, in the Register's Office of Davidson County, Tennessee, dated September 05, 2011 and recorded on September 08, 2011. Being the same property conveyed to Dennis Phengsavanh and Vanny Phengsavanh, Husband and Wife, joint tenants with rights of survivorship, by Quitclaim Deed from Dennis Phengsavanh and Vanny Chhay, n/k/a Vanny Phengsavanh, husband and wife, of record in Instrument No. 20190226-0017273, in the Register's Office of Davidson County, Tennessee, dated February 14, 2019 and recorded on February 26, 2019.

Return to:
Foundation Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
YSB DMR 20148

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.

This is improved property, known as 148 Claybrook 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 29th day of January, 2021.

Dennis Phengsavanh

Vanny Phengsavanh

Vanny Phengsavanh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Dennis Phengsavanh and Vanny Phengsavanh, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of January, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024