WARRANTY DEED

Karen Johnson Davidson County
Batch# 576473 DEEDWARR
02/24/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20210224-0022996

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

STATE OF TENNESSEE*
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(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)
Thomas T Piang and Esther Vung Cing Lam	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	Parcel ID: 162 16 0D 043.00
(NAME) 5425 Reagan Run	(NAME) 3701 Arco Corporate Dr, Ste. 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28273	
(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, **Linh T. Tran, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas T Piang and Esther Vung Cing Lam, 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:

Being Lot No. 51 on the Plan of Section Two, Honey Brook Subdivision, a Residential Planned Unit Development of Record in Plat Book 7900, Page 297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Linh T. Tran, Married, by Quitclaim Deed from Kha N. Diep, Married, of record in Instrument No. 20201204-0140996, in the Register's Office of Davidson County, Tennessee, dated December 01, 2020 and recorded on December 04, 2020.

Being the same property conveyed to Linh T. Tran and Kha N. Diep, Husband and Wife, by Quitclaim Deed from Linh T. Tran, of record in Instrument No. 20151023-0108075, in the Register's Office of Davidson County, Tennessee, dated October 16, 2015 and recorded on October 23, 2015.

Being the same property conveyed to Linh T. Tran, by Quitclaim Deed from David Van Nguyen, Unmarried, of record in Instrument No. 20150911-0092468, in the Register's Office of Davidson County, Tennessee, dated September 01, 2015 and recorded on September 11, 2015.

Being the same property conveyed to David Van Nguyen, Unmarried, by Warranty Deed from J. Marc Fielder, Married, of record in Instrument No. 20110802-0059174, in the Register's Office of Davidson County, Tennessee, dated July 26, 2011 and recorded on August 02, 2011.

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 5425 Reagan Run, 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 12 day of February, 2021

Linh T. Tran

Kha Nguyen Diep*

* Kha Nguyen Diep, spouse of Linh T. Tran, joins in this instrument to convey any and all maritial interest he/she has in the subject property.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Linh T. Tran and Kha Nguyen Diep, 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 12TH day of February, 2021.

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

Notary Public

My Commission Expires: 7-12-21

(SEAL)

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