Karen Johnson Davidson County
Batch# 600567 DEEDWARR
03/26/2021 07:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20210326-0039809

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$330,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF March, 2021

Notary Public

MY COMMISSION EXPIRES: 05/08/2023

(AFFIX SEAL)

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP, PARCEL NO(S)
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	102 04 0 137.00
(Name)	(Name)	Property address: 427 Wilclay Drive Nashville, TN 37209
5001 Plaza on the Lake, Ste. 200	5001 Plaza on the Lake, Ste. 200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kap Zung Vung and Kap Luai Mang and Khim Mawi** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 837, Charlotte Park, Section 22, as shown on plat of record in Plat Book 3700, Pages 67 and 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to KAP ZUNG VUNG, AN UNMARRIED MAN, by deed from LILY HUYNH, MARRIED WOMAN, AND AMELIA VIET LE AND HUSBAND, ERIK MASON BAKER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record as Instrument No. 20200515-0050616, dated May 11, 2020, said Register's Office.

KAP ZUNG VUNG conveyed unto KAP LUAI MANG AND KHIM MAWI, A TWO-THIRDS UNDVIVIDED INTEREST in said property, by Quitclaim Deed of record as Instrument No. 20200706-0072167, dated July 3, 2020, said Register's Office.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 3700, Page 67-68; Declaration of Covenants, Conditions and restrictions as shown by Plat Book 4017, Page 699; Plat Book 2593, Page 566; Instrument No. 20200710-0075846 all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

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.

Executed by my hand this 4 day of March 2021

mangte
Kap Luai Mang

Khawi
Khim Mawi

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

STATE OF TENNESSEE

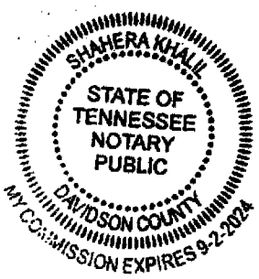
COUNTY OF DAVIDSON

Before me Shahera Khalil, a Notary Public in the above State and County, personally appeared Kap Luai Mang, and Khim Mawi, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 4 day of March, 2021.

Shahera Khalil
Notary Public

My Commission Expires: _____



Executed by my hand this 22 Day of February 2021.

Kap Lual Mang

Khim Mawi

Kap Zung Vung

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

STATE OF Tennessee

COUNTY OF Davidson

Before me Maxine J Rucker a Notary Public in the above State and County, personally appeared Zap Zung Vung, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 23 day of February, 2021.

Notary Public

My Commission Expires: _____

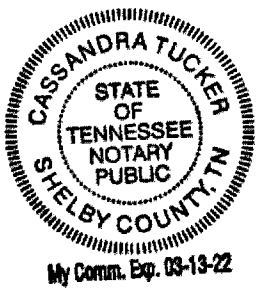
MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.



Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

Notary's Seal (If on paper)