Karen Johnson Davidson County
Batch# 616497 DEEDWARR
04/16/2021 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,672.40
20210416-0051274

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-2209

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2021

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Udom Deu and Neang Pun 829 Old Lebanon Dirt Road Hermitage, TN 37076	SWBC Mortgage Corp. 213 Overlook Circle Ste A4 Brentwood, TN 37027	087-00-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph E. Ladnier, widower

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Udom Deu and Neang Pun, 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:

A tract of land lying in the Fourth Civil District of Davidson, County, Tennessee, and being more particularly described according to a survey by John D. McCormick, dated April 12, 1980, as follows:

Beginning at an iron pin in the Northwesterly margin of Old Lebanon Dirt Road, said point being a common corner with property previously conveyed to James D. Simmons, Sr., et al, of record in Book 5698, Page 571, Register's Office for Davidson County,; thence along the Northwesterly margin of Old Lebanon Dirt Road North 51 degrees 52 minutes East 199.6 feet to a point; thence around a curve in Old Lebanon Dirt Road having a radius of 734.5 feet a distance of 299.1 feet to a point; thence continuing with Old Lebanon Dirt

734.5 feet a distance of 299.1 feet to a point; thence continuing with Old Lebanon Dirt Road North 28 degrees 32 minutes East 78.15 feet to an iron pin, said point being a common corner with property owned by Robert E. Taylor and wife, of record in Book 5653, Page 250, Register's Office for Davidson County; thence leaving the margin of Old Lebanon Dirt Road and running with the Southerly boundary of the Taylor property North 71 degrees 15 minutes West 639.0 feet to an iron pin; thence leaving the Southerly boundary of the Taylor property and running with the Easterly boundary of the Simmons property South 14 degrees 54 minutes East 525.8 feet to an iron pin and a post; thence continuing with the Easterly boundary of the Simmons property South 30 degrees 10 minutes East 128.0 feet to the point of beginning.

Being the same property conveyed to Joseph E. Ladnier and wife, Jane Willette Ladnier by Warranty deed from Charlie Neal Harman and wife, Linda Joye Harman of record in Book 8064, page 178, Register's Office for Davidson County, Tennessee, dated March 12, 1990 and recorded on March 14, 1990. (Value or consideration shown in aforementioned deed $118,500.0.) Jane Willette Ladnier having died October 14, 2017, leaving Joseph E. Ladnier as sole tenant by its entirety.

Being also known as 829 Old Lebanon Dirt Road, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 829 Old Lebanon Dirt Road, Hermitage, TN 37076

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 so 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.

Joseph E. Ladnier

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph E. Ladnier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 14th day of April, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: _____

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