This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Karen Johnson Davidson County
Batch# 637553 DEEDWARR
05/17/2021 10:50:31 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210517-0065938

Subscribed and sworn before me this the 14 day of May, 2021.

Notary Public

My commission expires:
July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Bridges	Highlands Residential Mortgage, Ltd	150-14-0 013.00
3536 Roundwood Forest Drive	12001 N. Central Expressway, Suite 750	
Antioch, TN 37013	Dallas, TX 75243	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUSTIN TUNGSVANICH, AND GANEEMA TUNGSVANICH, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL BRIDGES AND CHRISTINA BRIDGES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Roundwood Forest, Section Two, of record in Plat Book 6250, Pages 548 and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Justin Tungsvanich, a single man, by deed dated 07/31/2015, from Margaret M. Landrum, a widow, of record in Instrument No. 20150910-0091889, Register's Office for said County.

Ganeema Tungsvanich, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3536 Roundwood Forest Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 14th day of May, 2021.

Justin Tungsvanich

Ganeema Tungsvanich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin Tungsvanich, and Ganeema Tungsvanich, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY