Karen Johnson Davidson County
Batch# 643408 DEEDWARR
05/25/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20210525-0070429

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1.19.25
(AFFIX SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Sian Ngen Khan Sing and Dim Ngaih Khawl | Sian Ngen Khan Sing and Dim Ngaih Khawl | Parcel ID: 176-01-0-045.00 |
| (NAME) 4420 Lavergne Couchville Pike | (NAME) 4420 Lavergne Couchville Pk | |
| (ADDRESS) Antioch, TN 37013 | (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, I/WE, **Don Lam Ciing, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sian Ngen Khan Sing and Dim Ngaih Khawl, 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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 on the Plan of Hickory Woods Estates, Section A of record in Plat Book 6900, Page 511, corrected by a Surveyor's Certificate of Correction recorded in Book 7582, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Don Lam Ciing, a married woman, By Warranty Deed from Dzeko Muratovic and wife, Ana Muratovic dated May 11, 2017 recorded May 12, 2017, of record as 20170512-0047255 Register's Office for Davidson County, Tennessee.

**KhamSuan Lian, spouse of Don Lam Ciing, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.**

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 4420 Lavergne Couchville Pike, 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 17 day of May, 2021

Don Lam Ciing

KhamSuan Lian

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Don Lam Lian, a married woman, 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 17th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY

**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