# WARRANTY DEED

Karen Johnson Davidson County
Batch# 648332 **DEEDWARR**
06/02/2021 04:03:17 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20210602-0074228

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Sandy M'Collem
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-4-23
(AFFIX SEAL)

Stephanie A Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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) |
|---|---|---|
| Kum Lee | United Wholesale Mortgage, LLC | Parcel ID: 164-16-0B-067.00 |
| (NAME) 1956 Peaceful Brook Drive | (NAME) 585 South Blvd. E | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Pontiac, MI 48341 | |
| (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, **Cin Mang and Ni Ni, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kum Lee, a single woman, as sole ownership**, 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:

**The following described real estate, situated in the Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Lot No. 67 in Cedarbrook Subdivision in Plat Instrument No. 201811050109350, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.**

**Also being the same property conveyed to Cin Mang and Ni Ni, husband and wife, By Special Warranty Deed from D.R. Horton Inc., a Delaware Corporation dated October 25, 2019 recorded October 28, 2019, of record as Instrument No. 20191028-0110174 Register's Office for Davidson County, Tennessee.**

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 1956 Peaceful Brook 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 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 20th day of May, 2021

Cin Mang

Ni Ni by Cin Mang Attorney-in-fact

Ni Ni by Cin Mang as attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cin Mang, 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 20th day of May, 2021.

Notary Public

My Commission Expires: 1.19.25

(SEAL)

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

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

On this the 20th day of May, 2021, before me personally appeared **Cin Mang** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of **Ni Nias** her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said **Ni Ni.**

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 20th day of May, 2021 .

NOTARY

MY COMMISSION EXPIRES: 1.19.25

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