Karen Johnson Davidson County
Batch# 673752 DEEDWARR
07/09/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210709-0092670

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0350

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2021

Dana R Park
Notary Public

Commission Expires: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kham Thawn Lian 4948 Hickory Wood East Antioch, TN 37013	Lincoln Home Loans, LLC 40 Burton Hills Blvd. Suite 200 Nashville, TN 37215	176-05-0-016.00

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, **Roger Farris Smith as devisee under the Last Will and Testament of Alvin HobertSmith** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kham Thawn Lian, and Khen Suan Pau, As Joint Tenants

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:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Section One, Hickory Woods East, of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Alvin H. Smith and wife, Saranell D. Smith, by Warranty Deed from Continental Development and Construction, Inc., dated 11/3/1998 and recorded 11/5/1998 in Book 11192, Page 299, in the Register's Office of Davidson County, Tennessee. The said Saranell D. Smith having since died on November 18, 2006. The said Alvin H. Smith, also known as Alvin Hobert Smith, having since died testate on September 16, 2017. His Estate was probated under Docket No. 17P-1909 in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament filed 11/9/2017 in the Probate Court for Davidson County, Tennessee, he devised subject property to Roger Farris Smith.

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: 4948 Hickory Wood East 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7 day of July, 2021.

Roger Farris Smith as devisee under the Last Will and Testament of Alvin Hobert Smith

STATE OF Georgia
COUNTY OF Gwinnett

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

Witness my hand and official seal at Gwinnett, Georgia, this 7 day of July, 2021.

Notary Public
My Commission Expires: May 21, 2022

(Notary Seal)

SIMONE CAMPBELL NOTARY PUBLIC GWINNETT COUNTY, GA EXP. May 21, 2022

Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized Custodian of the original version, of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated to law on July 7, 2021 (date of document).

Affiant Signature

7/7/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of July, 2021.

Dana R Park

Notary Public

COMMISSION EXPIRES: 6/26/2024

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

(NOTARY SEAL)