Karen Johnson Davidson County
Batch# 686225 DEEDWARR
07/29/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20210729-0101859

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Tiffany O. Kong<br>2499 Ann Julian Court<br>Brentwood, TN 37027 | New Owner | 162-06-0-362.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Norasing Phimavong and Kingfa Phimavong**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tiffany O. Kong, married**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Bess Estates Section I, of record in Book 4460, Page 154, Register's Office for Davidson County, Tennessee

Said Lot No. 46 fronts 62.74 feet on the southerly side of Ocala Drive and runs back 163.58 feet on the westerly line and 152.64 feet on the easterly line to broken rear line on which is measures 102.30 feet

Being the same property conveyed to Norasing Phimavong and wife, King Fa Phimavong, by Warranty Deed from Fred L. Conrad and wife, Jor Lynn Conrad dated 01/12/1985 and recorded in Book 6474, Page 960, Register's Office for Davidson County, Tennesse. King Fa Phimavong and Kingfa Phimavong being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 149 Ocala Drive, Antioch, TN 37013

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 my/our hand(s) this the 23rd day of July, 2021.

Norasing Peter phimavong
Norasing Phimavong

kingfa robert phimavong
Kingfa Phimavong

STATE OF _____ Please See Attached Certificate
COUNTY OF _____

Before me via real-time audio and visual communication, the undersigned authority, a Notary Public within and for the State and County, appeared **Norasing Phimavong and Kingfa Phimavong** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath(s) acknowledged himself/herself/themselves to be the within named bargainor(s), and that he\she\they executed the foregoing instrument of his\her\their own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, _____, on this the ____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

## ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA )
)
☐ City ☑ County of Miami Dade )

On 07/23/2021 (Date) before me, Ann James Joseph (Notary Name),

personally appeared Norasing Peter phimavong, kingfa robert phimavong
(Name(s) of Signer(s))

☐ personally known to me **-- OR --**

☐ proved to me on the basis of the oath of _____ **-- OR --**
(Name of Credible Witness)

☑ proved to me on the basis of satisfactory evidence: passport
(Type of ID Presented)

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

Notary Public Signature: Ann James Joseph

ANN JAMES JOSEPH
Notary Public - State of Florida
Commission # HH109679
Expires on March 28, 2025

Notary Name: Ann James Joseph
Notary Commission Number: HH109679
Notary Commission Expires: 03/28/2025

*Notarized online using audio-video communication*

## DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed
Document Date: 07/23/2021 Number of Pages (w/ certificate): 4
Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: kingfa robert phimavong

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer Is Representing: Self

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Norasing Peter phimavong

☐ Corporate Officer Title: _____
☐ Partner – ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator
☐ Other: _____
Signer Is Representing: Self

## CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 according to law on 7/23/2021.

Jennifer Stacy
Affiant
Date: 7/23/2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of July, 2021

Notary Public

My Commission Expires: 1/6/2025

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY