Karen Johnson Davidson County
Batch# 688172 DEEDWARR
08/02/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210802-0103248

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 Sumner

The actual consideration or value, whichever is greater is $370,000.00.

Affiant

Subscribed and sworn before me this the ~~29th~~ 30th day of July, 2021.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hoang Tran	Rocket Mortgage	135-14-0A 183.00
104 Sandia Peak Ct	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226	

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, NAOMI TOBISE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HOANG TRAN AND KHANTHALY CHOUNLAMOUNTRY, 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. 183, on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, Page 52, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Naomi Tobise, by deed dated 03/17/2016, from Naomi Fujiwara, of record in Instrument No. 20160322-0027015, Register's Office for said County.

Also being the same property conveyed to Naomi Fujiwara, by deed dated 03/05/2012, from Makoto Fujiwara and wife, Naomi Fujiwara, of record in Instrument No. 20120307-0019992, Register's Office for said County.

Also being the same property conveyed to Makoto Fujiwara and wife, Naomi Fujiwara, by deed dated 12/10/1990, from Centex Real Estate Corporation, of record in Book 8265, page 339, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 104 Sandia Peak Ct, 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.

N.T.

Witness my hand this the 29th day of July, 2021.

Naomi Tobise

Naomi Tobise

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Naomi Tobise, 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 29th day of July, 2021.

My commission expires:
12/30/26

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Mark D. Leedom, do hereby make oath that I am a licensed attorney and/or the 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

7/29/21.
Date

Affiant Signature

7/29/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of July, 2021.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/0/2025
Date

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY