THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210836588

Karen Johnson Davidson County
Batch# 698326 **DEEDWARR**
08/16/2021 12:05:55 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210816-0110328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of August, 2021.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Magid Terwonishe and Vamon Macid 3808 Creekside Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 148-14-0-061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bansa Vetvong, married, Rasa Vetvong, married, Saya Vetvong, married and Dara Vetvong Coleman, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Magid Terwonishe and Vamon Macid, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the Northerly margin of Creekside Court, the common corners of Lots Nos. 61 and 62; thence Northerly with the line between said two lots 164.70 feet to a monument at the common corner of Lots Nos. 61 and 62 & 63; thence Easterly with the line between said Lots Nos. 61 & 62 161.45 feet to a point in the Westerly margin of Creekside Court; thence Southerly with the margin of same, 103.87 feet to a monument at the beginning of a curve; thence Southwesterly around said curve, 38.39 feet to a monument in the Northerly margin of said Creekside Court; thence Westerly with the margin of the same 95 feet to the point of beginning.

Being the same property conveyed to Chan Vetvong and Naly Vetvong, husband and wife by Warranty deed from Jerry Gaines Compton, now known as Jerry Gaines Holman, unmarried of record in Instrument No. 20170811-0082516 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 11, 2017.

The said Chan Vetvong having since died on January 21, 2021 in Davidson County, Tennessee leaving Naly Vetvong as the surviving tenant by the entirety.

The said Naly Vetvong having since died intestate on February 5, 2021 in Davidson County, Tennessee. Affidavits of Heirship of record in Instrument Number 20210809-0107053, recorded on August 9, 2021 in the Register's Office of Davidson County, Tennessee, showing Bansa Vetvong, Rasa Vetvong, Saya Vetvong, and Dara Vetvong Coleman as heirs at law.

Grantors warrant that they have never lived in the property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is affected by the signature of Bansa Vetvong as Attorney-in-Fact for Rasa Vetvong, which Power of Attorney is recorded in Instrument Number 20210816-0110325, 20210816-0110326; by the signature of Bansa Vetvong as Attorney-in-Fact for Saya Vetvong, which Power of Attorney is recorded in Instrument Number 20210816-0110327; by the signature of Bansa Vetvong as Attorney-in-Fact for Dara Vetvong Coleman, all in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2795, Page 99, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3808 Creekside Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2021.

Bansa Vetvong

Rasa Vetvong by Bansa Vetvong as Attorney-in-Fact
Rasa Vetvong by Bansa Vetvong as Attorney-in-Fact

Saya Vetvong by Bansa Vetvong as Attorney-in-Fact
Saya Vetvong by Bansa Vetvong as Attorney-in-Fact

Dara Vetvong Coleman by Bansa Vetvong as Attorney-in-Fact
Dara Vetvong Coleman by Bansa Vetvong as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bansa Vetvong, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2021.

Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bansa Vetvong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact for Rasa Vetvong, Saya Vetvong, and Dara Vetvong Coleman and that he/she is authorized by Rasa Vetvong, Saya Vetvong, and Dara Vetvong Coleman to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of August, 2021.

Notary Public My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022