This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 702086 DEEDWARR
08/20/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210820-0112992

ADDRESS NEW OWNER:
Mena Shokralla
6497 Paddington Way
Antioch, TN 37013

SEND TAX BILL TO:
Mena Shokralla
6497 Paddington way
Antioch, TN 37013

MAP/PARCEL 151-09-0A-359.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pyxa Louanglath and Pornsawan Louanslath, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Mena Shokralla, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 278 on the Plan of Long Hunter Chase, Phase 3, Section 3A, a Planned Unit Development of record in Plat at Instrument No. 20081014-0103114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pyxa Louanglath and Pornsawan Louanslath, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20151216-0126593 Register's Office for Davidson County, Tennessee, dated December 04, 2015, and recorded on December 16, 2015.

This is improved property known as: **6497 Paddington Way, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 22nd day of July, 2021.

WITNESS MY HAND on this the 22nd day of July, 2021.

Pyxa Louanglath

Pornsawan Louanslath

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Pyxa Louanglath and Pornsawan Louanslath,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of July, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

Subscribed and sworn to before me this the 22nd day of July, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 210533

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 July 22 2021 (date of document).

Affiant Signature

July 28 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024