Karen Johnson Davidson County
Batch# 715531 DEEDWARR
09/14/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20210914-0123209

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 373,000.00

Affiant

Subscribed and Sworn before me this 3rd day of September , 2021.

Notary Public
My commission expires:

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Cody Bouaphachanh 5148 Singing Hills Drive, Nashville, TN 37013	The same	176-01-0A-016-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vanhmely Bouaphachanh, and Khomphet Southivongnorath,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cody Bouaphachanh, unmarried man,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee. being Lot No. 16 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412003863. Registers Office for Davidson County. Tennessee.

Being the same property conveyed to Sharon D. Barksdale, by Quitclaim Deed dated 06/27/2018 and recorded on 07/05/2018 from Franklin D. Barksdale, of record in Instrument No. 20180705-0065265, Register's Officer for Davidson County, Tennessee.

Being the same property conveyed to Vanhmely Bouaphachanh and Khomphet Southivongnorath by Deed dated 11/12/2020 and recorded on 11/17/2020 from Sharon D. Barksdale, of record in Instrument NO. 20201117-0135525, said Register's Office.

This is improved property known as 5148 Singing Hills Drive, Antioch, TN 37013,

This is [✓] improved [ ] unimproved property known as 5148 Singing Hills Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2021.

Vanhmely Bouaphachanh

Khomphet Southivongnorath

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Vanhmely Bouaphachanh, and Khomphet Southivongnorath,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 10 day of Sept, 2021.

Notary

My commission expires: _____

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-05-2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 9-10-2021 (date of document).

Jami K. Averwater
Affiant Signature

9-10-2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 10 day of September, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

202109140123209