Karen Johnson Davidson County
Batch# 723004 DEEDWARR
09/23/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210923-0128211

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kham Lam Cin 8493 Lawson Drive Antioch, TN 37013	United Wholesale Mortgage, LLC 585 South Boulevard E. Pontiac, MI 48341	182-06-0A343.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shannon Morgan, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kham Lam Cin, a Married Man**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 280, on the Final Plat Old Hickory Hills, Phase III, Section II, of record in Instrument Number 20070516-0058484, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shannon Morgan, an unmarried woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record on June 29, 2010, at Instrument No. 20100629-0050758, Davidson County Register of Deeds.

This is property commonly known as 8493 Lawson Drive Antioch, TN 37013.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 21st **day of September, 2021**:

Shannon Morgan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shannon Morgan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of September, 2021.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$330,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 21 DAY OF September, 2021.

Notary Public

My Commission Expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202109230128211

Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 September 21, 2021 (date of document).

Affiant Signature

9/21/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of September, 2021

Dana R Park
Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

DANA R PARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024