Name and Address of New Owner:
Cing Vung
133 Tusculum Road
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 723108 DEEDWARR
09/24/2021 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210924-0128342

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162 07 0 184.00

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, **Suan Cin Pau and Go N. Don, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cing Vung, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Subdivision for Whittemore Valley, Section One, of record in Plat Book 6250, Page 39, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 20 being a corner lot fronts 61.07 feet along the Easterly margin of Ocala Drive and 85.94 feet along the Southerly margin of Tusculum Road, said frontages being joined by a curve measure 39.27 feet and extends back 115.0 feet along the Southerly line and 99.93 feet on the Easterly line to the point of intersection, being the Southwest corner of said lot.

Being the same property conveyed to Suan Cin Pau and Go N. Don, a Married Couple, by Warranty Deed from Felicia Boakye, Unmarried, of record in Instrument No. 20180523-0049480, in the Register's Office of Davidson County, Tennessee, dated May 21, 2018 and recorded on May 23, 2018.

This is improved property known as 133 Tusculum Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 20 day of September, 2021.

_____(SEAL)
Suan Cin Pau

_____(SEAL)
Go N. Don

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of September, 2021, before me personally appeared Suan Cin Pau and Go N. Don, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 20 day of September, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: _____
File No. 2021-3340

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 20, 2021**.

Date

Affiant Signature

09/22/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **22nd** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY