Karen Johnson Davidson County
Batch# 727951 DEEDWARR
09/30/2021 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20210930-0131611

WARRANTY DEED

NOTARY PUBLIC - State of Kansas
NOEMI JURADO
My Appt. Expires 7.20.22

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Wyandotte
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 (255,000.00).

Noemi Jurado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~15th~~ 27th day of September, 2021.

N Jurado
Notary Public

MY COMMISSION EXPIRES: 7.20.2022

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Eric Hre Thlua and Sui Hnaing (NAME)	**NEW OWNER** (NAME)	**149 10 0 053.00**
5044 Pebble Creek Drive Antioch, Tennessee 37013 (ADDRESS)	**5044 Pebble Creek Drive Antioch, Tennessee 37013** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the ~~15th~~ 27th day of September, 2021, the undersigned, **KHUA RUNG AND MAE SI, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **ERIC HRE THLUA AND SUI HNAING, A MARRIED COUPLE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE,** having an address of **5044 Pebble Creek Drive, Antioch, Tennessee 37013** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, Page 419 and Surveyor's Instrument of Correction recorded in Book 8705, Page 870, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Khua Rung and Mae Si, Husband and Wife, by Warranty Deed from Timothy Daniel Mitchell and wife, Rachel Anne Mitchell, of record in Instrument No. 20190326-0027257, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019 and recorded on March 26, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this ~~15th~~ 27th day of September, 2021. MJ

GRANTOR: Khua Rung

GRANTOR: Mae Si

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Wyandotte

Personally, appeared before me, a Notary Public of the aforesaid authority, **Khua Rung**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~15th~~ 27th day of September, 2021. NJ

N Jurado
Notary Public

7.20.2022
My Commission Expires

NOTARY PUBLIC - State of Kansas
NOEMI JURADO
My Appt. Expires 7.20.22

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Wyandotte

Personally, appeared before me, a Notary Public of the aforesaid authority, **Mae Si**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this ~~15th~~ 27th day of September, 2021. NJ

N Jurado
Notary Public

7.20.2022
My Commission Expires

NOTARY PUBLIC - State of Kansas
NOEMI JURADO
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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 27, 2021** (date of document).

Affiant Signature

September 27, 2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **27** day of **September**, 2**021**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024