Karen Johnson Davidson County
Batch# 737806 DEEDWARR
10/15/2021 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211015-0139025

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH 12th DAY OF ~~SEPTEMBER~~ October, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Tung	Lincoln Home Loans, LLC	Parcel ID: 134-09-0B-103.00-000
(NAME) 4756 Reischa Drive	(NAME) 40 Burton Hills Boulevard, Suite 260	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Do Khan Lian, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Mung Deih Tung, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 89 on the Plan of Final Plat of Revision One Providence Park, Phase 2, R10 Cluster Lot Option of record in Plat at Instrument No. 20050922-0113968, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Do Khan Lian, a married man, By Warranty Deed from Salam Ali and wife, Khadija Abdulhadi dated August 19, 2016 recorded August 22, 2016, of record as Instrument No. 20160822-0087552 Register's Office for Davidson County, Tennessee.

Dim Sian Nei, spouse of Do Khan Lian, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

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.

unimproved ☐

This is improved ☒ property, known as 4756 Reischa Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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 our hands this 12th day of Oct, 2021

Do Khan Lian

Dim Sian Nei

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Do Khan Lian, and Dim Sian Nei, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~28th~~ 12th day of ~~September~~ October, 2021.

Notary Public

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2024
MAURY COUNTY

My Commission Expires:

(SEAL)

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 October 12, 2021 (date of document).

Affiant Signature

October 12, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

