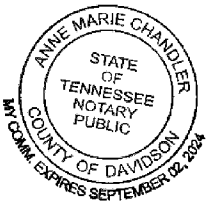
Karen Johnson Davidson County
Batch# 751449 DEEDWARR
11/09/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211109-0149175

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2021. Notary Public My commission expires: 07/02/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thang Khan Kap and Mang Lam Niang	SWBC Mortgage Corp.	174 01 0A 126.00
1121 Silvermoon Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL MARKSBERRY AND MEREDITH MARKSBERRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THANG KHAN KAP AND WIFE, MANG LAM NIANG**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Rivendell Woods Subdivision, Phase 2, Sec. 1, of record in Instrument No. 20100525-0040359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kyle W. Woods and Kristen Woods, husband and wife, by, Warranty Deed from Natalie K. Wade, an unmarried person, of record in Instrument No. 20161227-0135167, in the Register's Office of Davidson County, Tennessee, dated December 20, 2016 and recorded on December 27, 2016.

Being the same property conveyed to Samuel Marksberry and Meredith Marksberry by Warranty Deed from Kyle W. Woods and Kristen Woods, husband and wife, of record in Instrument No. 20191206-0126149, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on December 06, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1121 Silvermoon Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of October, 2021.

Samuel Marksberry

Meredith Marksberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel Marksberry and Meredith Marksberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/3/2021 (date of document).

Affiant Signature

11/3/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of November, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025