Karen Johnson Davidson County
Batch# 764317 DEEDWARR
12/01/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211201-0158658

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14872-CL

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd ~~24th~~ day of November, 2021.

Notary Public
My Commission Expires: 06-26-2024

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tual Sian Mung 336 Bart Drive Antioch, TN 37013	Cardinal Financial Company, LP DBA Peoples Home Equity 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	162 03 0 133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Abisheck Mothey f/k/a Gopal Mothey and Mary Mothey f/k/a Mery Darjee, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tual Sian Mung, a married man**, 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:

Being Lot No. 291 on the Plan of Antioch Park, Section 5, as of record in Book 4460, Page 58, Register's Office for said County.

Said Lot No. 291 fronts 85.00 feet on the Northerly side of Bart Drive and extends back 221.5 feet on the Easterly line 214.4 feet on the Westerly line to a dead line measuring 42.12 feet thereon.

Being the same property conveyed to Mery Darjee and Gopal Mothey, wife and husband as joint tenants, by Warranty Deed from Annie Lou Hill, unmarried, of record in Instrument No. 20161212-0129841, in the Register's Office of Davidson County, Tennessee, dated December 08, 2016 and recorded on December 12, 2016.

This is improved property located at: **336 Bart Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~24th~~ 23rd day of November, 2021.

GRANTOR:

Abisheck Mothey f/k/a Gopal Mothey
Abisheck Mothey f/k/a Gopal Mothey

Mary Mothey f/k/a Mery Darjee
Mary Mothey f/k/a Mery Darjee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Abisheck Mothey f/k/a Gopal Mothey and Mary Mothey f/k/a Mery Darjee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~24th~~ 23rd day of November, 2021.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-26-22

202112010158658

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 11/23/2021 (date of document).

Affiant Signature

November 23, 2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

