Karen Johnson Davidson County
Batch# 764712 DEEDWARR
12/01/2021 02:53:06 PM 2 pgs
Fees: $13.00 Taxes: $2,427.20
20211201-0159152

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8360

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $656,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of November, 2021

Notary Public

Commission Expires: _____

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phimphone Vongkhamchanh and Thongvanh Vongkhamchanh 8181 Middlewick Lane Nolensville, TN 37135	Silverton Mortgage P.O. Box 71096 Charlotte, NC 28272	186-04-0A-124.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lawrence R. Ness and Carol A. Ness, Trustees of The Lawrence and Carol Ness Living Trust dated October 26, 2015

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thongvanh Vongkhamchanh and Phimphone Vongsoury Vongkhamchanh, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 417, Final Plat, Burkitt Place, Phase 2B, as shown by Plat of record in Instrument No. 20070222-0021966, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lawrence R. Ness and Carol A. Ness, husband and wife by Special Warranty deed from Drees Premier Homes, Inc., an Ohio corporation of record in Instrument No. 20080324-0029002 Register's Office for Davidson County, Tennessee, dated March 21, 2008 and recorded on March 24, 2008. (Value of consideration shown in aforementioned deed $392,500.00.)

Being the same property conveyed to Lawrence R. Ness and Carol A. Ness Trustee(s) respectively, and his /her/their successors in a Revocable Living Trust for the benefit of Lawrence R. Ness and Carol A. Ness, under the terms of The Lawrence and Carol Ness Living Trust Dated October 26, 2015 by Quitclaim deed from Lawrence R. Ness and Carol A. Ness, husband and wife of record in Instrument No. 20151112-0114854 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on November 12, 2015. (Value of consideration shown in aforementioned deed $0.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 8181 Middlewick Lane, Nolensville, Tennessee 37135.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8181 Middlewick Lane, Nolensville, TN 37135

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 so 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.

Dated this the 29th day of November, 2021.

The Lawrence and Carol Ness Living Trust dated October 26, 2015

By: _____, Trustee
Lawrence R. Ness, Trustee

By: Carol A Ness, Trustee
Carol A. Ness, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence R. Ness and Carol A. Ness, Trustees of The Lawrence and Carol Ness Living Trust dated October 26, 2015** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of November, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Kaylie Payne
Notary Public
My Commission Expires: _____