Karen Johnson Davidson County
Batch# 769271 DEEDWARR
12/07/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20211207-0162047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

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)
Mung Tul Sai and Niang Geel Lun	SWBC Mortgage Corporation	Parcel ID: 150-02-0-232.00
(NAME)	(NAME)	
3073 Brantley Drive	9311 San Pedro Ave., Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(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, **David Hrem, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mung Tul Sai and Niang Geel Lun, 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:

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

Being all of Lot No. 174, on the plan of Revised Lots 173-176, and Reserved Parcel 229, Harborgate, Section 2, as shown by plat appearing of record in Plat Book 6200, Page 509, 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 David Hrem, a married man, By Warranty Deed from Brian T. Lippe and Pamela A. Murphy, Trustees of the Lippe-Murphy Family Trust Dated December 18, 2000, with full power to sell, lease, Grant, convey and Encumber without Joinder of any Beneficiary dated May 04, 2018 recorded May 07, 2018, of recorded as Instrument No. 20180507-0043258 Register's Office for Davidson County, Tennessee.

Van Lal Dini, spouse of David Hrem, 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 3073 Brantley Drive, Antioch, TN 37013

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 1st day of Dec, 2021

David Hrem

Van Lal Dini

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David Hrem and Van Lal Dini, 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 1st day of December, 2021.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 December 1, 2021.

Date

Christie Daniels

Affiant Signature

December 3, 2021

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY