WARRANTY DEED

Karen Johnson Davidson County
Batch# 770308 DEEDWARR
12/08/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20211208-0162869

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November 2021.

Dana R Park
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thang Sian Thang	Lincoln Home Loans, LLC	133-11-0-162.00
(NAME)	(NAME)	
3743 Valley Ridge Drive	40 Burton Hills Blvd., Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Dorris D Barnes**, **unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thang Sian Thang and Pum Lun Niang, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 209, on the plan of SECTION TWO, VALLEY VIEW MEADOWS, of record in Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorris D. Barnes by Warranty Deed dated 02/28/2017 from Peggy D. Mathes, Administrator of the Estate of Maxine P. Ashburn of record in Instrument 201703020020835, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per Plat Book 3600, Page 60, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3743 Valley Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd Day November, 2021.

Dorris D Barnes

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorris D Barnes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of November, 2021.

Notary Public:
My Commission Expires: February 20, 2025

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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

