Karen Johnson Davidson County
Batch# 773526 DEEDWARR
12/14/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211214-0165201

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0703

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of December, 2021

Dana R Park
Notary Public

Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laja Ben Myitung 4500 Hawthorn Drive Nashville, TN 37214	Lincoln Home Loans, LLC 40 Burton Hills, Suite 200 Nashville, TN 37215	062-02-0B-161.00 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,

Charles I. Pegg and Cindy M. Pegg, husband and wife

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

Laja B. Myitung, a married man

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. 187, on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Four, of record in Instrument Number 20050110-0003256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Charles I. Pegg and Cindy M. Pegg, husband and wife, by Warranty Deed from Maryam Abdallah and spouse, Antoinette A. Armstrong, dated 4/26/2018 and recorded 4/27/2018 in Instrument No. 20180427-0039965, in the Register's Office of Davidson County, Tennessee.

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: 4500 Hawthorn Drive Nashville, TN

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 uses, 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 7th day of December, 2021.

Charles I. Pegg

Cindy M. Pegg

STATE OF North Carolina
COUNTY OF Iredell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles I. Pegg and Cindy M. Pegg** 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 Hendersonville, Tennessee this 7th day of December, 2021.

Mark J Lighton
Notary Public
Iredell County, NC
My Commission Expires June 19, 2023

Notary Public
My Commission Expires: 06/19/2023

(Notary Seal)

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 12/7/2021 (date of document).

Affiant Signature

12/7/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

