Karen Johnson Davidson County
Batch# 774257 DEEDWARR
12/15/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20211215-0165811

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $396,000.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2021.

Notary Public

My commission expires: _____

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cin Ton Thang **Nang T. Tuang**	Cardinal Financial Company, Limited Partnership	**176050B09300CO**
6121 Firelight Trail	3701 Arco Corporate Drive, Suite 200	
Antioch, TN 37013	Charlotte, NC 28273	

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 ACKNOWLEDGE, WE,

Connie A Cook, Unmarried Woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cin Ton Thang, A Married Man and Nang T. Tuang, A single man, as tenants in common with right of survivorship

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. 188 on the Plat of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Connie A Cook, an unmarried woman, by Warranty Deed from Dane Alexander, unmarried, dated February 28, 2019, of record in Instrument No. 20190306-0020538, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Book 7875, Page 87, Book 7876, Page 67, Book 9680, Page 319, said Register's Office.

Quitclaim Deed for open space to HOA of record in Book 9786, Page 923, said Register's Office.

Easements of record in Book 437, Page 24, Book 437, Page 39, said Register's Office.

Ingress and Egress Easement of record in Book 4725, Page 961, said Register's Office.

Dedication of Easement for Sanitary Sewer of record in Book 4435, Page 20, said Register's Office.

Deed of Conveyance to Metro Government for water and sewerage of record in Book 5055, Page 441, said Register Office.

Easement to Nashville Gas Co. of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915, Book 6079, Page 356, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 6121 Firelight Trail, 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 in 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.

Connie A. Cook Date: 12/9/21
Connie A Cook

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Connie A Cook, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December 2021.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

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 12/9/2021 (date of document).

Affiant Signature

12/9/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

