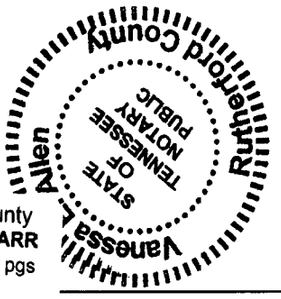
WARRANTY DEED

File #2021120140



Karen Johnson
Batch# 774860
12/16/2021 11:00:07 AM
Fees: $13.00 Taxes: $950.90

Davidson County
DEEDWARR
2 pgs



20211216-0166331

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xaiyavong Saenphansiri and Panola Saenphansiri	NEW OWNER	082-03-0-100.00
(NAME)	(NAME)	
4743 Hammock Dr.	4743 Hammock Dr.	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Thongdy Thongrivong and wife, Manh Thongrivong,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Panola Saenphansiri and Xaiyavong Saenphansiri, wife and husband,** 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. 146 in Sharpe and Horn's Second Addition to East Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Thongdy Thongrivong and wife, Manh Thongrivong by Warranty deed from Charlie Burkhalter and wife, Louise Burkhalter of record in Book 6499, page 609, Register's Office for Davidson County, Tennessee, dated February 26, 1985 and recorded on February 26, 1985. (Value or consideration shown in aforementioned deed $21,500.00.)

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1104 North 2nd Street, Nashville, TN 37207**

(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 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 15th day of December, 2021.

Thongdy Thongrivong

Manh Thongrivong

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Thongdy Thongrivong and Manh Thongrivong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2021.

Commission expires:

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128