Name and Address of New Owner:
Sang Ceu
288 Delvin Drive
Nashville, TN 37013

Send Tax Bills To:
Lincoln Home Loans, LLC
40 Burton Hills Boulevard, Suite 200
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162 01 0 099.00

Karen Johnson Davidson County
Batch# 780815 DEEDWARR
12/28/2021 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20211228-0170792

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cin T. Thang and Niang Neih Ciin, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sang Ceu, a Married Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, TUSCULUM GARDENS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 35, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOT NO. 10 FRONTS 75.0 FEET ON THE NORTHEASTERLY MARGIN OF DELVIN DRIVE AND EXTENDS BACK 148.3 FEET ON THE NORTHWESTERLY LINE AND 148.0 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 93.15 FEET THEREON.

Being the same property conveyed to Cin T. Thang and Niang Neih Ciin, husband and wife by Warranty Deed from Kamiran Hussein and Safia Mizoury, married of record as Instrument No. 20130605-0057029 in the Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 5, 2013.

Being also known as 288 Delvin Drive, Antioch, TN 37013/ Parcel No. 162 01 0 099.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2021.

_____(SEAL)
Cin T. Thang

_____(SEAL)
Niang Neih Ciin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2021, before me personally appeared Cin T. Thang and Niang Neih Ciin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 3rd day of December, 2021.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

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

_____
Notary Public
My commission expires: 6-21-25
File No. 2021-3742

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 12/3/2021 (date of document).

Affiant Signature

December 3, 2021
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

