Karen Johnson Davidson County
Batch# 783156 DEEDWARR
01/03/2022 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20220103-0000404

Name and Address of New Owner:
Sian Bek Muang
5203 Byrne Drive
Nashville, TN 37211

Send Tax Bills To:
Lincoln Home Loans, LLC
40 Burton Hills Blvd, STE.200
Nashville, TN 37215

This Instrument Prepared By:
Bell Law Settlement Services, LLC Franklin
3401 Mallory Lane
100
Franklin, TN 37067

Map & Parcel No: 162-05-0-010-00

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, **Dal Pau, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sian Bek Muang, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 82 ON THE PLAN OF SOUTHWOOD SUBDIVISION, OF RECORD IN BOOK 2663, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 82 FRONTS 95.00 FEET ON THE SOUTHWESTERLY MARGIN OF BYRNE DRIVE AND RUNS BACK BETWEEN LINES MEASURING 149.94 FEET ON THE NORTHWESTERLY SIDE AND 219.4 FEET ON THE SOUTHEASTERLY SIDE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 95.96 FEET.

Being the same property conveyed to Dal Pau, a married man by Warranty Deed from Harold Lee Mitchell, unmarried of record as Instrument No. 20180726-0072923 in the Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on July 26, 2018.

Bah Pi joins in the execution of this Deed to convey any interest she may have in the above described property, particularly any marital interest.

Being also known as 5203 Byrne Drive, Nashville, TN 37211/ Parcel No. 162-05-0-010-00

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 23rd day of December, 2021.

_____(SEAL)
Dal Pau

_____(SEAL)
Bah Pi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2021, before me personally appeared Dal Pau and Bah Pi, 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, at office, this 23rd day of December, 2021.

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

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

AFFIDAVIT OF VALUE

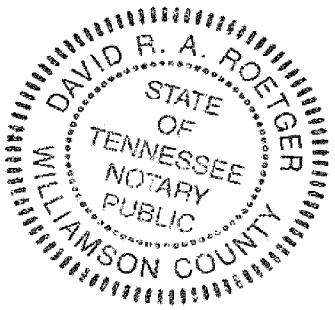
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $310,000.00, 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
23rd day of December, 2021.

Notary Public
My commission expires: 6-21-25
File No. 2021-3984-JT



Tennessee Certification of Electronic Document

I, Karla K. Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12/23/2021 (date of document).

Affiant Signature

12/27/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of December, 2021.

Notary Public

COMMISSION EXPIRES: 6/26/2024

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

(NOTARY SEAL)