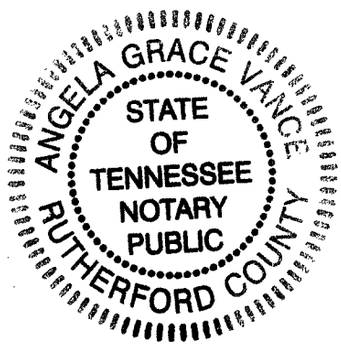
Karen Johnson Davidson County
Batch# 793636 DEEDWARR
01/20/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220120-0007839



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 11 day of January, 2022.

Notary Public

My commission expires: 11.17.24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mang Law **Mang Hung**	**SWBC Mortgage**	**16203033200**
4919 Barella Dr	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

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,

Loc Nguyen, unmarried

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

Mang Law, unmarried and Mang Hung, unmarried, as tenants in common with full rights 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. 111, on the plan of Haywood Hills, Section 4, of record in Plat Book 4675, Page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Loc Nguyen, unmarried, by Quitclaim Deed from Hung M. Pham, unmarried, dated October 20, 2021, of record in Instrument No. 20211022-0142547, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Hung M. Pham, by Warranty Deed from William E. Moran and wife, Doris E. Moran, dated June 29, 2001, of record in Instrument No. 20010702-0070036, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 4919 Barella Dr, 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.

_____ Date: 1/11/22
Loc Nguyen

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Loc Nguyen, 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 11 day of January, 2022.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

Certificate of Authenticity

I, Michelle Crawford, 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 1/11/22.

Date

Affiant Signature

1/11/22

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 11 day of January, 20 22.

Notary's Signature

My Commission Expires: 11.17.24

Date

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY