Karen Johnson Davidson County
Batch# 793691 DEEDWARR
01/21/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20220121-0007896

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $268,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 13th day of January, 2022.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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:
Eh Khue	Magnolia Bank ~~TOWER COMMUNITY BANK~~	**14808003700CO**
809 Hawaiian View	637 South Lincoln Blvd.	
Antioch, TN 37013	Hodgenville, KY 42748	

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,

Thang Om and Nu Tin, husband and wife

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

Eh Khue and Si Pre, Husband and Wife

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. 83 on the Plan of Oakwood Terrace, Section 1 recorded in Book 4460, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more and complete description.

Being the same property conveyed to Thang Om and wife, Nu Tin, by Warranty Deed, from Johnny B. Waters, unmarried, dated August 29, 2014, recorded in Instrument No. 20140903-0080219, 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 809 Hawaiian View, 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: 1/7/22
Thang Om

_____ Date: 1/7/22
Nu Tin

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Thang Om and Nu Tin, 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 7 day of January, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11.17.24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Katie Smith, 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

1/7/22.
Date

KS
Affiant Signature

1/7/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7 day of January, 2022.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

