Karen Johnson Davidson County
Batch# 798689 DEEDWARR
02/01/2022 04:12:30 PM 4 pgs
Fees: $23.00 Taxes: $296.00
20220201-0011880

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hon Diep Michelle Diep Roeun Lay	Hon Diep Michelle Diep Roeun Lay	
(NAME) 919 POTTER LANE	(NAME) 919 POTTER LANE	08308012000
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS) NASHVILLE, TN 37206	
(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, **Puththy Lay, and Bunthoeun Lay, and Roeun Lay** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hon Diep (1/3), Michelle Diep (1/3), and Roeun Lay (1/3),** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Rosewood Heights Subdivision, Section 5, as of record in Book 2331, Page 39, Register's Office for said county, to which Plan reference is herebymade for a more complete and accurate description thereof.

Being the same property conveyed to Lorn Lay and wife, Yoeun Nhem, by tenancy in the entirety, by virtue of that certain Warranty Deed dated February 24, 1997, and being of record at Book 10362, Page 442 in the Register's Office of Davidson County, Tennessee.

Yoeun Nhem deceased on February 20, 2014 leaving Lorn Lay as the surviving tenant by entirety. Lorn Lay having since deceased on October 3, 2021. Affidavits of Heirship establishing Puththy Lay, Bunthoeun Lay, and Roeun Lay as heirs of record at the Register of Deed's Office for Davidson County, Tennessee at Instrument Numbers 202202010011878 **and** 202202010011879.

Grantors warrant that the above described property has never been their primary residence. Roeun Lay joins in this conveyance for the purpose of creating equal interests among new vested owners.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 39, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 919 Potter Lane Nashville, TN 37206
(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 my hand this 21st day of January, 2022.

Puththy Lay

Bunthoeun Lay

Bunthoeun Lay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Puththy Lay**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal at office this 21st day of January, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 7-8-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bunthoeun Lay** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal at office this 21st day of January, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 7-8-22

Witness my hand this ____ day of January, 2022.

Roeun Lay

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roeun Lay**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ____ day of January, 2022.

Notary Public
My Commission Expires: _____

Witness my hand this 21st day of January, 2022.

Puththy Lay

Bunthoeun Lay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Puththy Lay**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2022.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Bunthoeun Lay** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of January, 2022.

Notary Public

My Commission Expires: _____

Witness my hand this 19 day of January, 2022.

Roeun Lay

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Roeun Lay**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of January, 2022.

ROGER SAMPSON
Notary Public-State of Nevada
APPT. NO. 21-6237-01
My Appt. Expires 11-07-2025

Notary Public
My Commission Expires: 11/7/25

Certificate of Authenticity

I, Holly A Mason, 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 1/21/22.

Affiant Signature

1/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of January, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 9-8-22