Karen Johnson Davidson County
Batch# 818753 DEEDWARR
03/09/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220309-0027290

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February 2022.

Notary Public
My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jun Hong	**CapStar Bank**	**14905006300**
4816 Jason Dr	2002 Richard Jones Rd. Ste 300A	
Antioch, TN 37013	Nashville TN 37215	

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,

Concepcion Ticas, unmarried

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

Jun Hong, a married man

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. 172, on the Plan of Barclay Square, Section 3, of record in Plat Book 4675, Page 154, 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 Concepcion Ticas, by Quitclaim Deed from Dolores Moreno Serrano and Jose Hilario Bonilla Ticas, dated December 9, 2021, of record in Instrument No. 20220207-0013699, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Concepcion Ticas, by Quitclaim Deed from Ana Silvia Bonilla Ticas, Gregorio Bonilla Ticas, and Edith Yanet Bonilla Ticas, dated November 23, 2021, of record in Instrument No. 20220207-0013700, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blanca Ticas and Concepcion Ticas, by Quitclaim Deed from Blanca Ticas, an unmarried woman, dated February 1, 2018, of record in Instrument No. 20180205-0011739, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blanca Ticas, an unmarried woman, by Cash Deed for Tennessee, from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated June 28, 2004, of record in Instrument No. 20040708-0081494, in the Register's Office for Davidson County, Tennessee. Blanca Ticas died intestate on/about 8/4/19 leaving Maria Dolores Bonilla Ticas, Ana Silvia Bonilla Ticas, Jose Gregorio Bonilla Ticas, Edith Yanet Bonilla Ticas, and Jose Hilario Bonilla Ticas as her heirs at law. Reference made to Affidavits of Heirship of

record in Instrument No. 20211101-0146137 and Instrument No. 20211101-0146138, Register's Office of Davidson County, Tennessee.
Grantor herein makes oath that the within described property is neither his/her principal residence.

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 4816 Jason 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.

Concepcion Ticas Date: 2/28/22
Concepcion Ticas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Concepcion Ticas, 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 28th day of February 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leeton, 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 2/28/22.

Date

Affiant Signature

2/28/22

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of February, 2022.

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY