Karen Johnson Davidson County
Batch# 832084 DEEDWARR
03/31/2022 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,224.70
20220331-0037199

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
CUC

The actual consideration or value, whichever is greater, for this transfer is $ 331,000.00

Affiant

Subscribed and Sworn before me this 18th day of March , 2022.

Notary Public
My commission expires: 09/02/2024

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jonathan Norried and Sawyer Norried 5240 Tusculum Court, Nashville, TN 37211	PINNACLE BANK ~~New Owner~~ CUC 15025 BALLANTYNE PKWY 2ND FL CHARLOTTE, NC 28277	162-06-0 191

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, **Jenny Sibounheuang, an unmarried person and Andrew Keomek, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Norried and Sawyer Norried,** "the Grantee," the following described real estate in Davidson, Tennessee:

BEING Lot No. 190 on the Plan of Fair Oaks, Section Two of record in Plat Book 4460, page 52-53, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Frances Rolin by Warranty Deed from Albransco LLC, a Kentucky limited liability company dated May 26,2021 and filed of record in Instrument No. 20210601-0073219, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Frances Rolin, dated June 22, 2021, of record in Instrument No. 20210628-0087055, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jenny Sibounheuang and Andrew Keomek by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated June 22, 2021 and recorded on July 2, 2021 as Instrument No. 20210702-0089705, Register's Office for Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 5240 Tusculum Court, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 17th day of March, 2022

Jenny Sibounheuang

Andrew Keomek

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jenny Sibounheuang, an unmarried person and Andrew Keomek, an unmarried person** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 17 day of March, 2022.

Notary

My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 13, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/24/2022 ____ (date of document).

Affiant Signature

03/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025