Karen Johnson Davidson County
Batch# 833913 DEEDWARR
04/04/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220404-0038668

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.074-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of March, 2022

Notary Public
My Commission Expires: 4-17-23

Address of New Owner	Send Tax Bills To:	
Nai Naing 4924 Olivia Drive Antioch, TN 37013	Success Mortgage Partners, Inc. 1200 S. Sheldon Road, Ste 150 Plymouth, MI 48170	Map/parcel: 162-03-0-115.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Antonio Enriquez, a married man, and Jose Jesus Enriquez, a married man, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nai Naing, a married man and Thang Nai, a married man, tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 and being all of Lot No. 274, COLEWOOD ACRES, Section 4-A, as appearing of record in Plat Book 4300, Page 105, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Antonio Enriquez, an unmarried man (now married) and Jose Jesus Enriquez, a married man by Deed from James Marsh and Julie Roeder-Marsh, husband and wife dated 8/27/2020 and filed for record in Instrument No. 20200831-0098496, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and all other matters shown on plat of record in Plat Book 4300, Page 105, in the Register's office for Davidson County, Tennessee.

Ana Gabriela Fajardo Rodriguez hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he/she may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4924 Olivia Drive, 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of March, 2022

Antonio Enriquez

Ana Gabriela Fajardo Rodriguez

Jose Jesus Enriquez

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Antonio Enriquez** and **Jose Jesus Enriquez** and **Ana Gabriela Fajardo Rodriguez**, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2022

Notary Public

My Commission Expires: 1/25/26

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 July 1, 2021. Document Dated MARCH 25, 2022.

Kimberly Minter

Affiant Signature

Dated 3/25/2022

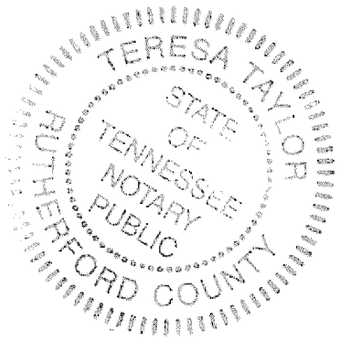
State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 25TH day of MARCH, 2022

Teresa Taylor

Notary Signature



My Commission Expires: 4-17-23

Notary's Seal (if on paper)