# WARRANTY DEED

Karen Johnson Davidson County
Batch# 836254 **DEEDWARR**
04/08/2022 08:07:22 AM 2 pgs
Fees: $13.00 Taxes: $1,231.79

20220408-0040768

G-VRES-22-4905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,915.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN C. E. BELL
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
06/11/2023
COUNTY OF SHEATHAM

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Carolina Lopez** | **Broker Solutions, Inc. dba New American Funding** | |
| (NAME) | (NAME) | **162-03-0-228.00** |
| **4905 Algonquin Trail** | **14511 Myford Road, Suite 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Tustin, CA 92780** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANONGLACK VONGKHAMCHANH, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINA LOPEZ, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 ON THE PLAN OF HAYWOOD HILLS, SECTION ONE OF RECORD IN PLAT BOOK 4460, PAGE 156, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHANTHIP PHONTHONGSY AND BOUALOY PHONTHONGSY BY WARRANTY DEED FROM SENGSOUVANH MANIVONG OF RECORD IN BOOK 11352, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 17, 1999 AND RECORDED ON FEBRUARY 24, 1999.

BEING THE SAME PROPERTY CONVEYED TO ANONGLACK VONGKHAMCHANH, A MARRIED WOMAN, AND BOUALOY PHONTHONGSY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM CHANTHALA PHONTHONGSY, AN UNMARRIED MAN, AND CHANTHALY PULIZZANO, A MARRED WOMAN OF RECORD IN INSTRUMENT NO. 20200623-0067689 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2020 AND RECORDED ON JUNE 23, 2020.
CHANTHIP PHONTHONGSY AND BOUALOY PHONTHONGSY WERE MARRIED TO EACH OTHER AT THE TIME THEY TOOK TITLE TO THE SUBJECT PROPERTY AND THUS TOOK AS TENANTS BY THE ENTIRETY.
THE SAID CHANTHIP PHONTHONGSY HAVING SINCE DIED INTESTATE ON OR ABOUT MARCH 2, 2016 SUBJECT PROPERTY VESTING IN BOUALOY PHONTHONGSY AS SURVIVING TENANT BY THE ENTIRETY.

QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20200623-0067689 WAS ERRONIOUSLY RECORDED BY THE HEIRS OF CHANTHIP PHONTHONGSY THOUGH THEY NEVER RECEIVED A VESTED INTEREST IN THE SUBJECT PROPERTY.

THE SAID BOUALOY PHONTHONGSY HAVING SINCE DIED INTESTATE, LEAVING HER INTEREST IN THE SAID PROPERTY TO HER HEIRS AT LAW, CHANTHALY PULIZZANO, ANONGLACK VONGKHAMCHANH, AND CHANTHALA PHONTHONGSY, AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBERS 20220408-0040765 AND 20220408-0040766 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANONGLACK VONGKHAMCHANH, MARRIED BY QUITCLAIM DEED FROM CHANTHALY PULIZZANO AND CHANTHALA PHONTHONGSY RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NO. 20220408-0040767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE FOR ANONGLACK VONGKHAMCHANH.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 156, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4691, Page 667, as amended in Book 4851, Page 461, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4905 Algonquin Trail, Antioch, Tennessee 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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF FEBRUARY, 2022.

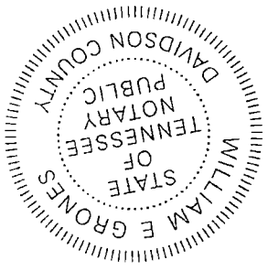
Anonglack Vongkhamchanh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANONGLACK VONGKHAMCHANH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212