Karen Johnson Davidson County
Batch# 842297 DEEDWARR
04/19/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220419-0045277

FOR OFFICIAL USE

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
04/08/2022

Notary Public

MY COMMISSION EXPIRES: Sept. 21, 2024

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4365

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hla Aung and Lian Ngaih Cing Sum Suan Piang	NEW OWNER	**148-01-0-004.00**
(NAME) **251 Wallace Road**	(NAME)	
(ADDRESS) **Nashville, TN, 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carol A. Klein, widow** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Hla Aung and Lian Ngaih Cing, husband and wife, and Sum Suan Piang, an unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 174 on the Plan of Hillbrook, Section 3, as of record in Book 3300, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 75 feet on the southerly side of Wallace Road and extends back between parallel lines 165 feet to a rear line measuring 75 feet.

Being the same property conveyed to Eugene J. Klein and wife, Carol A. Klein by Deed dated August 23, 1982 from Richard D. Harrington and wife, Nancy Harrington, recorded August 24, 1982, in Book 5928, Page 424-426, in the Register's Office of Davidson County, Tennessee. Eugene J. Klein passed away 12/05/2011

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **251 Wallace Road, Nashville, TN 37211**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **April,2022.**

Carol A. Klein

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Carol A. Klein**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **April, 2022.**

NOTARY PUBLIC

My Commission Expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 04/08/2022 (date of document).

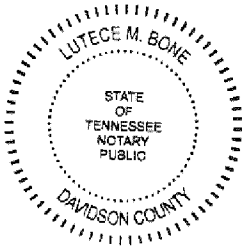
Affiant Signature

04/12/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of April, 2022.



Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024

NOTARY'S SEAL