Karen Johnson Davidson County
Batch# 848174 DEEDWARR
04/29/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,397.60
20220429-0049940

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $648,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April 2022.

Notary Public

My commission expires: May 9, 2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tual-Suan Tuang Buansing **Gin Lun Vung**	New Owners	**181010B22500CO**
4005 Sweetberry Dr		
Nashville, TN 37211		

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,

Baram Haurami and Roz Shareef, husband and wife

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

Tual-Suan Tuang Buansing and Gin Lun Vung, husband and wife

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. 91, on the Plan of Phase Four, Addition to Sugar Valley, of record in Instrument No. 20070125-0010052, as re-recorded in Instrument No. 20070205-0014763, 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 Barum Haurami and Roz Shareef, by Warranty Deed from Robert A. Barkley and Kristy Faye Barkley, husband and wife, dated April 29, 2016, of record in Instrument No. 20160506-0045237, in the Register's Office for Davidson County, Tennessee.

Oath is made that Baram Haurami and Barum Haurami are one and the same person.

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 4005 Sweetberry Dr, Nashville, TN 37211.

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.

_____ Date: 04/20/22
Baram Haurami

_____ Date: 4-20-22
Roz Shareef

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Baram Haurami and Roz Shareef, 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 20 day of April, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/2023

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MICHELLE CRAWFORD
MY COMM EXPIRES: OCTOBER 2, 2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **April 21, 2022**.

Date

Affiant Signature

04/25/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **25nd** day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY