Name and Address of New Owner:
Jonathan Buntin
5037 Brevity Lane
Nashville, TN 37220

Send Tax Bills To:
New Owner

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 849018 DEEDWARR
05/02/2022 11:12:06 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220502-0050608

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-06-0-083-00

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, **Kham Ngaih Langh, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Jonathan Buntin,** a married man, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Murray Heights of record in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kham Ngaih Langh, a married man by Warranty Deed from Rosalio Montoya Flores aka Rosalio Montoya and Emelia Avalos aka Emelia Avalos Gonzalez, husband and wife of record as Instrument No. 20161128-0124777 in the Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 28, 2016.

Being also known as 3804 Syfert Lane, Nashville, TN 37211.

Dim Deih joins in the execution of this Deed to convey any interest she may have in the above described property, particularly any marital interest.

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 29 day of April, 2022.

_____(SEAL)
Kham Ngaih Langh

_____(SEAL)
Dim Deih

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of April, 2022, before me personally appeared Kham Ngaih Langh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of April, 2022.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katie Bradley
(Affiant)

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

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My commission expires:
File No. 2022-4495-SK