Karen Johnson Davidson County
Batch# 869393 DEEDWARR
06/10/2022 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220610-0066167

Name and Address of New Owner:
Thang Gin Sang and Do Khan Mang
292 Spartan Drive
Nashville, TN 37211

Send Tax Bills To:
Lincoln Home Loans, LLC
40 Burton Hills Blvd.
Ste 200
Nashville, TN 37215

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

Map & Parcel No: 133 16 0 137.00

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, **Zo Khan Khual and Cing Khan Ngai, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thang Gin Sang, a single man and Do Khan Mang, a married man, as joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 130, on the Plan of Kenilworth Estates - Section One, of record in Book 2900, pages 105 and 106, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zo Khan Khual and Cing Khan Ngai, Husband and Wife, by Warranty Deed from April K. Walker and Rosemary A. Kuhlman, Trustee of the Mary Kuhlman Carr Trust, of record in Instrument No. 20160119-0004847, in the Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 19, 2016.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 2nd day of June, 2022.

_____(SEAL)
Zo Khan Khual

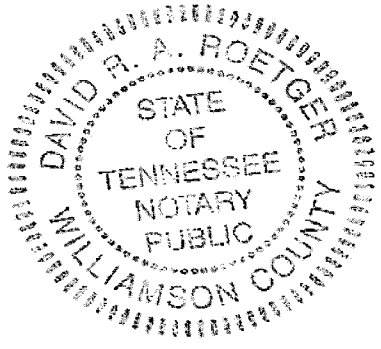
_____(SEAL)
Cing Khan Ngai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Zo Khan Khual and Cing Khan Ngai, 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 2nd day of June, 2022.

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



AFFIDAVIT OF VALUE

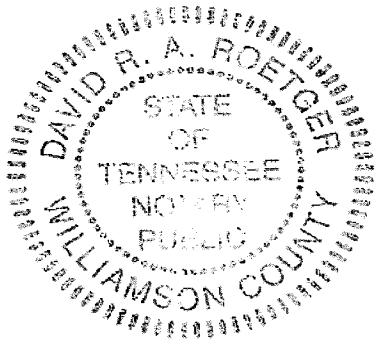
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of June, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2022-4732-SK



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.2.2022 (date of document).

Affiant Signature

6.2.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 2ND day of JUNE, 2022.

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

Notary Public

COMMISSION EXPIRES: 6.21.25