Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 332,500.00.

Affiant

Subscribed and Sworn before me this 23rd day of May , 2022

Notary Public
My commission expires:

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Danica Wilson 852 Oakwood Terrace Drive, Nashville, TN 37013	New Owner	148-08-0-050

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, **Rattana D. Sisavath and War Sisavath, a married couple and A. Kyaw, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Danica Wilson, an unmarried woman,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Oakwood Terrace, Section One of record in Book 4460, Pages 54 and 55, 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 Rattana D. Sisavath and spouse, War Sisavath, and A. Kyaw, and spouse Aye Aye by Warranty Deed from Aaron Spragg and Amber Spragg, husband and wife, dated December 05, 2017 and recorded December 14, 2017 of record in Instrument Number 20171214-0127317, in the Register's Office of Davidson County, Tennessee.

The said Aye Aye is now deceased, having passed away on 2/11/2021, leaving A. Kyaw as her remaining heir.

This is [✓] improved [ ] unimproved property known as 852 Oakwood Terrace Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

Karen Johnson Davidson County
Batch# 870092 DEEDWARR
06/13/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20220613-0067140

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2022.

Rattana D. Sisavath

War Sisavath

A. Kyaw

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Rattana D. Sisavath and War Sisavath, a married couple and A. Kyaw, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 23rd day of May, 2022.

Notary

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/22.

Affiant Signature

5/27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/27/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON