WARRANTY DEED

Karen Johnson Davidson County
Batch# 873878 **DEEDWARR**
06/17/2022 03:20:50 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220617-0069921

W-JJRE-22-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 03/07/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Johnny Moungkhoun and Anthony Williams, Jr.	**First Community Mortgage, Inc.**	
(NAME) **621 N Stonegate Dr**	(NAME) **262 Robert Rose Dr, Suite 200**	**165-13-0A-025.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH M. HAFNER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNNY MOUNGKHOUN, AN UNMARRIED MAN, AND ANTHONY WILLIAMS, JR., AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 363 on the Plan of Final Plat of Section Five, Peppertree Forest, a Portion of Peppertree, Phase I, P.U.D, as shown by plan and survey of record in Plat Book 7900, Page 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joseph M. Hafner, a married man by Warranty Deed from Rebuilt Real, LLC, a Kentucky limited liability company of record in Instrument No. 20220428-0048931 Register's Office for Davidson County, Tennessee, dated April 13, 2022 and recorded on April 28, 2022.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8757, Page 607, amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162, Register's Office for Davidson County, Tennessee.
- HOA By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8287, Page 31, Book 8855, Page 555, Book 8855, Page 559, Book 8287, Page 54, Book 8855, Page 616 and Book 8855, Page 621, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 9988, Page 959 and Book 9988, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 N Stonegate Dr, Antioch, Tennessee 37013.**

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 13th DAY OF JUNE, 2022.

Joseph M. Hafner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. HAFNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of June, 2022.

Notary Public
My Commission Expires: 11/25/23
(SEAL)

D M SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212