Karen Johnson Davidson County Batch# 873925 DEEDWARR 06/17/2022 03:55:30 PM 3 pgs Fees: $18.00 Taxes: $1,776.00 20220617-0070000	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $480,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
Brett Tressen **Ronald Tressen**	**Home Point Financial**	**181100E04600CO**
5556 Prada Dr	2211 Old Earhart Rd. #250	
Brentwood, TN 37027	Ann Arbor MI 48105	

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,

Jack DJ Bouaphachanh and Nevena Kebara, now Nevena Bouaphachanh, husband and wife

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

Brett Tressen, a single man, and Ronald Ross Tressen and Vanessa Ellen Tressen, husband and wife as as Community Property with Right of Survivorship
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. 46, on the Plat of High Point, Phase 2, Section 2, of
record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to
which reference is made for a more complete and accurate description.

Being the same property conveyed to Jack DJ Bouaphachanh, an unmarried man, and Nevena Kebara, an unmarried woman, joint tenants, by Warranty Deed from Philip Schaefer and Melissa Sobus, husband and wife, dated September 26, 2017, of record in Instrument No. 20170929-0100088, in the Register's Office for Davidson County, Tennessee.

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 5556 Prada Dr, Brentwood, TN 37027.

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: 6-9-22
Jack DJ Bouaphachanh

_____ Date: 6/9/22
Nevena Bouaphachanh

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Jack DJ Bouaphachanh and Nevena Kebara, 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 9 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26



Certificate of Authenticity

I, Linzie Hahn, 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 6/9/22.

Date

Affiant Signature

6/9/22
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 9 day of June, 2022.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026