Karen Johnson Davidson County
Batch# 876239 DEEDWARR
06/23/2022 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20220623-0071740

WARRANTY DEED This 10th Day of June, 2022	STATE OF Alaska COUNTY OF Anchorage THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $396,000.00 Justin Shane Wood AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/10/2022. NOTARY PUBLIC MY COMMISSION EXPIRES See Certificate below

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3526

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dal Za Suan and Hau Thawn Llan		175-06-0A-064-00
1012 Shallowbrook Trail North		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Justin Shane Wood, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dal Za Suan, a married man and Hau Thawn Llan, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 118 (ONE HUNDRED EIGHTEEN) ON THE PLAN OF FINAL PLAT, SECTION I, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF Davidson COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JUSTIN S. WOOD AND MAURI K. LENDERMAN, HUSBAND AND WIFE, BY DEED DATED 12/14/2007, AND RECORDED 12/18/2007, FROM OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NUMBER 20071218-0145299, AND BEING FURTHER CONVEYED TO JUSTIN SHANE WOOD, BY DEED DATED 02/25/2013 AND RECORDED 02/25/2013, FROM MAURI KATHERINE LENDERMAN, OF RECORD IN INSTRUMENT NUMBER 20130225-0018701, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Property Address: 1012 Shallowbrook Trail North Antioch, TN 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1012 Shallowbrook Trail North Antioch, TN 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 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.

Witness my hand on June 10, 2022.

Justin Shane Wood

Justin Shane Wood

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, a Notary Public of said County and State, Justin Shane Wood, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. Signing as Grantor Presented AK DL & Multifactor Authentication

Witness my hand and official seal, this June 10, 2022.

Sherri Joy Small Sherri Joy Small

Notary Public State of Florida

My Commission Expires: 04/23/2024

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

File #: 2022-3526

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Notarized online using audio-video communication

State of Florida County of Manatee

Sworn to (or affirmed) and subscribed before me by means of online notarization,

this 06/10/2022 by Justin Shane Wood. Signing as Grantor Presented AK DL & Multifactor Authentication

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Sherri Joy Small

Sherri Joy Small

Notary Public State of Florida

Notarized online using audio-video communication

Certificate of Authenticity

I, Jamika Jones, 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 6/10/2022.

Date

Jamika Jones
Affiant Signature

06/17/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206230071740