WARRANTY DEED

Karen Johnson Davidson County
Batch# 878737 DEEDWARR
06/27/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220627-0073312

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JUNE, 2022.

KARLA LILLY NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-7-2023

Notary Public

MY COMMISSION EXPIRES: 10/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Go Mung and Cing Lian Niang	SWBC Mortgage Corp.	173-09-0B-037.00 CO
(NAME)	(NAME)	
4072 Barnes Cove Drive	9311 San Pedro #160	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thousand And No/100 Dollars ($500,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL SESSLER AND DENISE SESSLER, TRUSTEES OF THE SESSLER REVOCABLE LIVING TRUST, DATED APRIL 6, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GO SUAN MUNG AND CING LIAN NIANG, HUSBAND AND WIFE**, 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(s) 19, as shown on the map entitled Barnes Cove, Section Two, of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL C. SESSLER AND DENISE L. SESSLER, HUSBAND AND WIFE, by deed from CAROL M. BARKER, of record in Instrument No. 20150522-0047355, dated May 19, 2015, said Register's Office.

Being the same property conveyed to MICHAEL SESSLER AND DENISE SESSLER, HUSBAND AND WIFE, TRUSTEES OF THE SESSLER REVOCABLE LIVING TRUST, DATED APRIL 6, 2017, AS TENANTS BY THE ENTIRETIES, by deed from MICHAEL C. SESSLER AND DENISE L. SESSLER, husband and wife of record in Instrument No. 20170413-0036024, dated April 6, 2017, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4072 Barnes Cove Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 21 day of June, 2022.

Michael Sessler and Denise Sessler, Trustees of the Sessler Revocable Living Trust dated April 6, 2017
BY:

Trustee
Michael Sessler, Trustee

Denise Sessler, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Sessler and Denise Sessler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Michael Sessler and Denise Sessler are the trustees of The Sessler Revocable Living Trust, dated April 6, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 21 of June 2022.

Notary Public
My Commission Expires: 11-20-2023

(SEAL)

JEFFERY S JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

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 6.21.2022 (date of document).

Affiant Signature

6.21.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 21st day of June, 2022.

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

Notary Public

COMMISSION EXPIRES: 6.21.25