Karen Johnson Davidson County
Batch# 878943 DEEDWARR
06/27/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20220627-0073564

WARRANTY DEED

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sut No and Niang Hau Nuam	SWBC Mortgage Corporation	Parcel ID: 164-16-0B-036.00-000
(NAME) 2164 Carefree Lane	(NAME) 9311 San Pedro Ave., Suite 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Suan Gen and wife, Dim Sian Cing and and Cin Khai, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sut No and Niang Hau Nuam,** husband + 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 36 in Cedarbrook Subdivision in Plat of record in Instrument No. 201811050109350 as corrected in Instrument No. 201908010076150, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Suan Gen and wife, Dim Sian Cing and Cin Khai, an unmarried man, By Special Warranty Deed from D.R. Horton Inc., a Delaware Corporation dated August 30, 2019 recorded September 05, 2019, of record as Instrument No. 20190905-0089770 Register's Office for Davidson County, Tennessee.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2164 Carefree Lane, 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, 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.

Witness our hands this 21st day of June, 2022

Suan Gen

Dim Sian Cing

Cin Khai

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Suan Gen and wife, Dim Sian Cing and and Cin Khai, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

DAKOTA W. UNDERWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 **June 21, 2022**.

Date

Tonya Loftin
Affiant Signature

June 23, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)