PROPERTY OWNER:
Chiman Soma and wife
Kamun Soma and
Bianca Soma
208 Windmill Trail
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
JAMES REED BROWN, ATTORNEY
8500 HIGHWAY 111, SUITE 100
BYRDSTOWN, TN 38549

Karen Johnson Davidson County
Batch# 885646 DEEDWARR
07/08/2022 08:56:01 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20220708-0078767

PERSON OR AGENCY
RESPONSIBLE FOR
PAYMENT OF TAXES:
People's Bank & Trust Company
19 Courthouse Sq.
Byrdstown, TN 38549

WARRANTY DEED

This indenture made and entered into on this the 13th day of June, 2022, by and between

LANGSTON H. MOORE AND WIFE LATONYA Y. JOHNSON-MOORE

hereinafter referred to as the GRANTORS, and

CHIMAN SOMA AND WIFE KAMUN SOMA (a one-half undivided interest)
and
BIANCA SOMA (a one-half undivided interest)

hereinafter referred to as the GRANTEES.

WITNESS, that for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land located in the 2nd Civil District of Davidson County, Tennessee, within the 12th Councilmanic District and **being known and designated as all of Lot No. 116, Resubdivision of Open Space "B", Section One and Lots 29, 30, 103 & 116, Section Two, Tulip Grove Pointe**, as shown on the plat of the same of record in Instrument No. 20121030-0099506, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Subject to all easements, reservations, covenants, agreements of record, if any.

Subject to Covenants, Conditions and Restrictions for the Residential Portion Of Tulip Grove Pointe, filed as Instrument No. 20060627-0076734, Register's Office for Davidson County, Tennessee.

Previous and last conveyance being a Warranty Deed from Sarah E. Moore, unmarried, to Langston H. Moore and wife Latonya Y. Johnson-Moore, by deed dated August 31, 2018, and recorded on September 5, 2018, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20180905-0087697.

This is an improved property commonly known as 208 Windmill Trl., Hermitage, TN 37076.

Map and Parcel: 086 12 0A 116.00

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued. This deed was prepared from information furnished by the grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.

LANGSTON H. MOORE

LATONYA Y. JOHNSON-MOORE

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LANGSTON H. MOORE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

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

Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LATONYA Y. JOHNSON-MOORE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

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

Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Smith Brown, Agt
AFFIANT

Subscribed and sworn to before me this the 14th day of June, 2022.

Phyllis Lynn Pritchard
NOTARY PUBLIC

Commission Expires:
09/02/2025

PHYLLIS LYNN PRITCHARD
STATE OF TENNESSEE NOTARY PUBLIC
PICKETT COUNTY