Karen Johnson Davidson County
Batch# 890893 DEEDWARR
07/19/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20220719-0082710

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $399,900.00.

Affiant

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Subscribed and sworn before me this the 14 day of July, 2022.

Notary Public
My commission expires: 1-6-25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mariama Ceesay	New Owners	149-02-0 124.00
2236 Oak Barrel Lane	2236 Oak Barrel Ln.	
Antioch, TN 37013	Antioch, TN 37013	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHIENGCHAN DETHSAYSONGKHAM AND PRASITH SUNDARA A/K/A PRASITH PHOMMACHAN, a married couple,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARIAMA CEESAY, a married woman, AND BAMBA JANNETH, a married man, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 28, on the Plan of Oakwood Subdivision, Section One, Phase III, as shown on plat and survey of record in Book 7900, Page 268, as amend in Book 6050, Page 508, of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Phiengchan Dethsaysongkham and Prasith Phommachan, wife and husband, by deed dated 03/24/2017, from Prasith Phommachan, married, of record in Instrument No. 20170405-0033376, Register's Office for said County.

Also being the same property conveyed to Prasith Phommachan, married, by deed dated 02/25/2002, from James W. Johnson and wife, Pamela F. Kinzer of record in Instrument No. 20020228-0025605, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2236 Oak Barrel 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 14 day of July, 2022.

Phiengchan Dethsaysongkham

Prasith Sundara aka Prasith Phommachan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Phiengchan Dethsaysongkham and Prasith Sundara a/k/a Prasith Phommachan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of July, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO. COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 the 14 day of July, 2022.

Holly A Mason
Affiant Signature

7/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of July, 2022.

Cari Allen
Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25