Karen Johnson Davidson County
Batch# 895149 DEEDWARR
07/28/2022 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $974.67
20220728-0085919

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-3075

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $263,425.00

Affiant

Subscribed & sworn to before me, this 19 day of July, 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 7012 South Hampton Boulevard, Antioch, TN 37013 **Map/Parcel Number:** 151 10 0A 045.00	**Name & Address of New Owner** Vlancia Investments, LLC 6400 Blue Stone Road Atlanta, GA 30328	**Send Tax Bills To:** Vlancia Investments, LLC 6400 Blue Stone Road Atlanta, GA 30328

Effective as of **20th day of July, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Sithpraseuth Phothirath and Ratsamy Phothirath, married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Vlancia Investments, LLC, a Georgia Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 64, Phase 1 Villages of Long Hunter P.U.D., as shown of record in Plat Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sithpraseuth Phothirath and wife, Ratsamy Phothirath, by Warranty Deed from Ole South Properties, Inc., of record in Instrument No. 20011018-0113687, in the Register's Office of Davidson County, Tennessee, dated October 12, 2001 and recorded on October 18, 2001.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Antioch**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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 the Grantor's hand on this 19TH day of July 2022

GRANTOR:

Sithpraseuth Phothirath

Ratsamy Phothirath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19TH **day of** JULY**, 2022, before me personally appeared Sithpraseuth Phothirath and Ratsamy Phothirath, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 19TH **day of** JULY**, 2022.**

Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Certificate of Authenticity

I, Katelynn King, 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 7/19/2022.

Date

Katelynn King

Affiant Signature

7/27/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 27 day of July, 2022.

Kristen Gevinski

Notary's Signature

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)