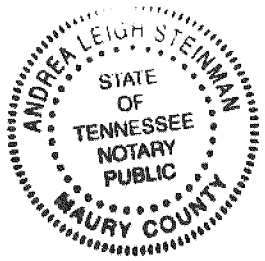
Karen Johnson Davidson County
Batch# 897898 DEEDWARR
08/03/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220803-0088205

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **370,000.00**

Andrea Steinman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Andrea Steinman
Notary Public

MY COMMISSION EXPIRES: 01/2026
(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)
Horacio F. Garcia and Alberta Baltazar Robles	**Horacio F. Garcia and Alberta Baltazar Robles**	Parcel ID: 163-02-0-049.00-000
(NAME) 4457 Winton Drive	(NAME) **4457 Winton Drive**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **Antioch, TN 37013**	
(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, **Kyaw Kyaw, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Horacio F. Garcia Alberta Baltazar Robles, 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 No. 100 on the Plan of Hickory Highland Place, Section 2, Phase 1 of record in Plat at Instrument No. 19991223-0306510, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyaw Kyaw, a married man, By Warranty Deed from Shannon Southern, a single man dated July 21, 2017 recorded July 25, 2017, of record as Instrument No. 20170725-0074957 Register's Office for Davidson County, Tennessee.

Thazin Khaing Kyaw, spouse of **Kyaw Kyaw**, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property in reference to this loan. Furthermore, **Thazin Khaing Kyaw**, has no personal liability for the repayment of said loan.

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 4457 Winton Drive, 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 26th day of May, 2022

Kyaw Kyaw

Thazin Khaing Kyaw

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kyaw Kyaw and Thazin Khaing Kyaw, the within named bargainors, 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 26th day of May, 2022.

Notary Public

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

My Commission Expires:

(SEAL)

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 May 31, 2022.

Affiant Signature

Date: May 31, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this May 31, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

