Karen Johnson Davidson County
Batch# 905430 DEEDWARR
08/19/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220819-0093884

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Sok, unmarried, Piseth Un and wife Thavy Sok, Viravann Cheam and wife Senglin Sok	**Ricky Sok, unmarried, Piseth Un and wife Thavy Sok, Viravann Cheam and wife Senglin Sok**	
(NAME)	(NAME)	08610006100
5022 Napoli Drive	5022 Napoli Drive	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Gebrezgy Redae Habtu, formerly known as Dawit Redae Habtu, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Sok, unmarried, Piseth Un and wife Thavy Sok, Viravann Cheam and wife Senglin Sok** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 71, as shown on the Plan of Chapelwood, Section Two, of record in Book 5200, Page 83, Register's Office for said County, to which plat reference is herein made for a more complete description of said lot.

Being the same property conveyed to Dawit Redau Habtu, unmarried, by virtue of that certain Warranty Deed dated July 30, 2004, and being of record at Instrument No. 20040803-0093034 in the Register's Office of Davidson County, Tennessee.

Dawit Redae Habtu being erroneously referred to as Dawit Redau Habtu, both being one and the same and now known as Gebrezygy Redae Habtu by US District Court for the Middle District of Tennessee Petition for Name Change approved April 22, 2005.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4104 Hunting Dr. Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 16th day of August, 2022.

Gebrezgy Redae Habtu formerly as
Dawit Redae Habtu

Gebrezgy Redae Habtu, formerly known as Dawit Redae Habtu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gebrezgy Redae Habtu, formerly known as Dawit Redae Habtu**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25



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 August 16, 2022.

Affiant Signature

8/16/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of August, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY