Karen Johnson Davidson County
Batch# 909690 DEEDWARR
08/30/2022 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220830-0097748

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130
File Number: 22080706

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Big Almos Properties, LLC	Big Almos Properties, LLC	182-00-0-160.00
13345 Old Hickory Blvd	625 Harding Place	
Antioch, TN 37013	Nashville, TN 37211	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Zomi Christian Church Inc Hau Khanthang Lamkai, President and Mang Suan, Secretary, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Big Almos Properties, LLC, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, and being Tract No. 3 according to a survey by Billy Carl Tomlin, dated May 5, 1985, not of record and more particularly described as follows:

Beginning at a fence post in the South margin of Old Hickory Blvd. said point being Edward and Harris' Northeast corner; thence with the South margin of Old Hickory Blvd. the following four calls: North 46 degrees 35 minutes East 263 feet, North 44 degrees, East 168', North 49 degrees East 100', North 67 degrees 15 minutes, East 82 feet; thence leaving Old Hickory Blvd. South 7 degrees West 757', thence North 83 degrees 30 minutes West' feet to a fence line, thence North 5 degrees 30 minutes East 310' to the point of beginning and containing 5.11 acres more or less.
Being the same property conveyed to Zomi Christian Church, Inc. by Warranty deed from So K. Akhom, married and Vanchana Sam Akhom, unmarried of record in Instrument No. 20180105-0001615 Register's Office for Davidson County, Tennessee, dated January 03, 2018 and recorded on January 05, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 13345 Old Hickory Blvd, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of August, 2022.

Zomi Christian Church Inc

BY: Hau Khanthang Lamkai
Hau Khanthang Lamkai, President

ATTEST:

Mang Suan
Mang Suan, Secretary

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Zomi Christian Church Inc
Hau Khanthang Lamkai, President
Mang Suan, Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of August, 2022.

Lisa K R Wagner
Notary Public at Large
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Emilee Gibson, 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 8/15/22 (date of document).

Emilee Gibson
Affiant Signature

8/30/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th day of August, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County