# WARRANTY DEED

Karen Johnson Davidson County
Batch# 911242 DEEDWARR
09/01/2022 09:37:12 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220901-0098544

File #22-DM-3811-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/22/24 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Xaysana Ratanavong and Ha Ngai** (NAME) | First Community Mortgage (NAME) | |
| 3811 Briarcliff Ct. (ADDRESS) | 275 Robert Rose Dr. (ADDRESS) | 148 05 0 071.00 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TANNER WALL AND ALYSSA N. WALL, HUSBAND AND WIFE,,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XAYSANA RATANAVONG, MARRIED MAN, AND HA NGAI, MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34 on the Plan of Hillbrook, Section 2, of record in Plat Book 3300, Page 12, 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 Tanner Wall and Alyssa N. Wall, husband and Wife by Warranty Deed from Joyce E. Haley, Successor Trustee of the Haley Family Trust of record in Instrument No. 20170328-0030065, in the Register's Office of Davidson County, Tennessee, dated March 20, 2017 and recorded on March 28, 2017.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillbrook, Section 2, as recorded in Plat Book 3300, Page(s) 12.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482; as amended in Book 3286, Page 375.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3811 Briarcliff Court, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30 day of August, 2022.

Tanner Wall

Alyssa N. Wall

STATE OF Ohio
COUNTY OF Warren

On this 30 day of August, 2022, before me personally appeared Tanner Wall and Alyssa N. Wall, 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 30 day of August, 2022.

Notary Signature
My commission expires: August 22, 2026

HEATHER L NICHOLS
NOTARY PUBLIC, STATE OF OHIO

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204