This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19612-LV

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

Karen Johnson Davidson County
Batch# 944400 DEEDWARR
11/23/2022 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20221123-0124096

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of November, 2022.

Notary Public
My Commission Expires: 8/15/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dyn Leng and Ratana Tom 4464 Baton Rouge Drive Hermitage, TN 37076	New Owner	075 03 0 066.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Robert W. Nabors, Individually and as Executor of the Estate of Mildred S. Nabors**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dyn Leng and Ratana Tom, spouses married to each other**, 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. 172 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, page 12, Register's Office for said County.

Said lot fronts 76.50 feet on the northwesterly side of Baton Rouge Drive, and extends back 142.38 feet on the northeasterly line and 161 feet on the southwesterly line to a dead line and measures 99.48 feet thereon.

Being the same property conveyed to Robert M. Nabors, Jr. and wife, Mildred S. Nabors by Warranty Deed from Fischer and Short Construction Company, Inc. of record as Book 4378, page 77 in the Register's Office for Davidson County, Tennessee, dated November 4, 1969 and recorded on November 7, 1969.

The said Robert M. Nabors, Jr. died on May 3, 2017, leaving Mildred S. Nabors as the surviving tenant by the entirety. The said Mildred S. Nabors died testate on May 20, 2022. The Last Will and Testament of Mildred S. Nabors was admitted to Probate in the Circuit Court for Davidson County, Nashville, Tennessee, Probate Division, as Docket No. 22P1068. Letters Testamentary were granted to Robert W. Nabors and filed on June 7, 2022. The said Robert W. Nabors executes this instrument individually as the sole devisee under the Last Will and Testament of Mildred S. Nabors, and as Executor of the Estate of Midred S. Nabors, deceased.

This is improved property located at: **4464 Baton Rouge Drive, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2022.

GRANTOR:

Estate of Mildred S. Nabors

By: Robert W Nabors
Robert W. Nabors, Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert W. Nabors, Executor of the Estate of Mildred S. Nabors, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Robert W Nabors
Robert W. Nabors

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert W. Nabors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Joshua A. Terry, 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 11/22/2022.

Affiant Signature

11/23/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/23/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON