Karen Johnson Davidson County
Batch# 953531 DEEDWARR
12/20/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20221220-0131508

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 495,000.00

VS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of December, 2022

Notary Public

MY COMMISSION EXPIRES: 06/23/2025

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nim Ching	New Owner	181-10-0A-264-00C0
(NAME) 2714 NW Pine Cone Pl.	(NAME)	
(ADDRESS) Issaquah, WA 98027	(ADDRESS)	
(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, WE,

GARY LUTZ AND LISA HARTMAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NIM CHING, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,

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. 821 on the Plan of Autumn Oaks Subdivision, Phase 8B of record in Instrument No. 20110218-0014028, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Lutz and Lisa Hartman, husband and wife by Deed dated June 15, 2016 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded June 20, 2016, in Instrument Number 20160620-0062264, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7625 Oakfield Way, Brentwood, TN 37027

LT&E File #19773

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/our hand(s) this 7 day of December, 2022

Gary Lutz

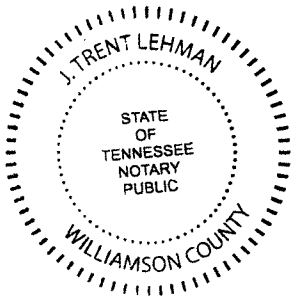
Lisa Hartman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of December, 2022, before me personally appeared Gary Lutz and Lisa Hartman, 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 7 day of December, 2022.

Notary Signature
My commission expires: 11/3/25



LT&E File #19773

Certificate of Authenticity

I, Katie Smith, 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

12/7/22.

Date

Affiant Signature

12/7/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 7th day of December, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

