WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20124-RR

Name and Address of New Owner:
Phun Kip Cung and Iang Par
5416 Reagan Run
Nashville, TN 37013

Send Tax Bills To:
Castle & Cooke Mortgage, LLC
13751 South Wadsworth Park Drive, Suite 101
Draper, UT 84020

Karen Johnson Davidson County
Batch# 968777 DEEDWARR
02/08/2023 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20230208-0009169

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162-16-0D-037-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard Neal Harlow as Trustee of the Richard Neal Harlow Revocable Living Trust dated April 27, 2022, and any amendments thereto, and his successors**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phun Kip Cung and Iang Par, husband and wife,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44, Section Two, on the Plan of Honey Brook Subdivision, a Planned Unit Development of record in Plat Book 7900, Page 297, Register's Office for said County, to which Plan reference is hereby made to for a more complete legal description.

Being the same property conveyed to Richard Neal Harlow as Trustee of the Richard Neal Harlow Revocable Living Trust dated April 27, 2022, and any amendments thereto, and his successors in interest by Quitclaim Deed dated April 27, 2022 from Richard Neal Harlow, a single, unmarried man, recorded May 2, 2022 in Instrument No. 20220502-0050634 in the Register's Office.

Being the same property conveyed to Richard Neal Harlow, a single person, by Deed dated August 6, 1999 from William T. Pearce and wife, Linda W. Pierce, recorded in Book 11611, pages 19-20 in the Register's office.

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 known as 5416 Reagan Run, Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of February, 2023.

Richard Neal Harlow Revocable Living
Trust dated April 27, 2022

Richard Neal Harlow (SEAL)
Richard Neal Harlow, Trustee

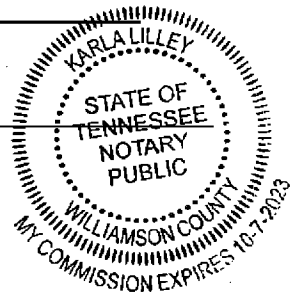
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Richard Neal Harlow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of the Richard Neal Harlow Revocable Living Trust dated April 27, 2022, and any amendments thereto, and his successors, the within named bargainor, a Trust, and that such Richard Neal Harlow, as such Trustee , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand and seal, at office in 7th day of February, 2023.

Notary Signature

My commission expires:



AFFIDAVIT OF VALUE

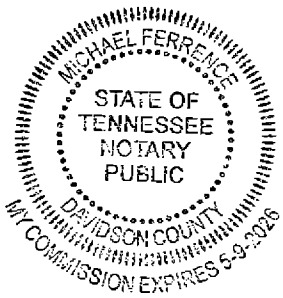
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of February, 2023.

Notary Public
My commission expires:_____
File No. 2023-5622-SK



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 2/7/23.

Affiant Signature

2/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of Feb., 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

