Karen Johnson Davidson County
Batch# 968811 DEEDWARR
02/08/2023 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20230208-0009226

Name and Address of New Owner:
Earic Hre Thlua and Ni Ni
4244 Maxwell Road
Nashville, TN 37013

Send Tax Bills To: SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

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

Map & Parcel No: 176-00-0-004

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, **Gloria S. Riches, sole owner** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Thlua, a married man, and Ni Ni, a married woman** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of the property recorded in Deed Book 1115, page 498, Register's Office for Davidson County and more particularly described as follows:

Beginning at a point located North 3 degrees 30' E, 315 feet from the center of Maxwell Road, said point being the Northwest corer of the property described in Deed Book 4949, Page 795; Register's office for Davidson County; thence North 3 degrees 30' E, 257.2 feet to a point; thence South 86 degrees 30' E, 603.5 feet, more or less, to a point in the west line of the C.H. Alexander property; thence continuing with said Alexander, South 5 degrees 51' W, 75.1 feet, more or less, to the northeast corner of Lot 2 as shown on the plan of a subdivision of part of the W.E. Sanders Property, as recorded in Plat Book 4595, Page 108, Register's Office for Davidson County; thence continuing along the northerly line of said Subdivision North 86 degrees 30' W, 389.39 feet to the northwest corner of said subdivision; thence along the westerly line of said subdivision South 3 degrees 30' W, 182.2 feet to a point; thence North 86 degrees 30' W, 211 feet to the point of beginning and containing 1.9 acres, more or less.

Being the same property conveyed to Samuel R. Riches and wife, Gloria Dean Riches by quitclaim deed dated June 15, 1987 from Nola Sanders, recorded June 15, 1987 in Book 7268, Page 211 in the Register's Office.

A Tract of land in the Second, formerly the Third Civil District of Davidson County, Tennessee, more fully described as follows:

Beginning at a point 210 feet from the center line of Maxwell Lane, said point being the northwesterly corner of a tract of land conveyed to the grantees herein by deed from W.E. Sanders and wife, Nola Sanders, of record in Book 1942, Page 401, of the Register's Office for said county, and continuing from said northwesterly corner North 3 degrees 30' East 105 feet to a point; thence South 86 degrees 30' east parallel with the rear East-West line of the above mentioned tract 211 feet to point; thence South 3 degrees 30' West 315 feet to the center of said Maxwell Lane thence with same South 86 degrees 30' west 1 foot o the southeast corner of the aforementioned tract conveyed to grantees herein from W.E. Sanders and wife, Nola Sanders; thence North 3 degrees 30' East 210 feet to the northeast corner of the aforementioned tract; thence north 36 degrees 30' west 210 feet to the point of beginning, containing .5 acres more or less

Being the same property conveyed to Samuel R. Riches and wife, Gloria Dean Riches, by deed dated April 7, 1969 from W.E. Sanders and wife, Nola Sanders, recorded September 10, 1975 in Book 4949, Page 795 in the Register's Office.

A tract of land in the 2nd, formerly the 3rd, Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, August 23, 1950, as follows:

Beginning in the center of Maxwell Lane, 370 feet west of John Alexander's southwest corner, thence with the center of said Lane, north 86 degrees, 30' West 210 feet; thence North 3 degrees 30' east 210 feet to an iron pin; thence South 86 degrees 30' east 210 feet to an iron pin; thence South 3 degrees 30' west 210 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Samuel R. Riches and wife, Gloria Dean Riches by Deed dated September 2, 1950 from W.E. Sanders and wife, Nola Sanders, recorded in Book 1942, Page 401 in the Register's Office.

Samuel R. Riches and wife Gloria Dean Riches remained married, without intervvening divorce or legal seperaation from the time of the acquistion of the property herin until the death of Samuel R. Riches; therefore Gloria Dean Riches was the surviving tenant by the entirety to property herein.

Gloria Dean Riches and Gloria S. Riches are one and the same person,

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 6th day of February, 2023.

Gloria S. Riches (SEAL)
Gloria S. Riches

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of February, 2023, before me personally appeared Gloria Dean Riches, 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 6th day of February, 2023.

Notary Signature
My commission expires:

MARY E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

AFFIDAVIT OF VALUE

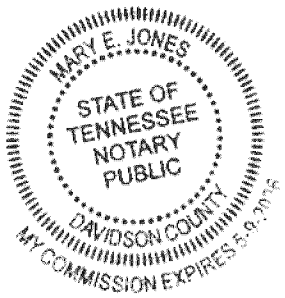
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $610,000.00, 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
6th day of February, 2023.

Notary Public
My commission expires:_____
File No. 2023-5592-MA



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 6, 2023.

J. Carlton Drumwright

February 6, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 6, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY