Karen Johnson Davidson County
Batch# 971342 DEEDWARR
02/15/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230215-0011104

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2023.

Notary Public

My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ngin Mang and Kham Sing	**New Owner**	**162-16-0D-057 .00CO**
4721 Crystal Brook Drive		
Antioch, TN 37013		

FOR AND IN 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,

Peggy .J. Grimes, an unmarried woman

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

Kham Deih Sing, a married man and Ngin Suan Mang, an unmarried man

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. 11 on the Plan of Honey Brook Subdivision, Section Three of record in Plat Book 7900, Pages 379 and 380, 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 Walker Grimes, Jr. and wife, Peggy J. Grimes by Warranty Deed from James Gregg and wife, Kathryn Gregg, dated June 20, 2008, of record in Instrument No. 20080623-0064637, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Peggy J. Grimes, an unmarried woman, Thomas Ward Grimes, a married man, and Jimmy Ray Grimes, a married man, tenants in common with right of survivorship, by Quitclaim Deed from Peggy J. Grimes, an unmarried woman, dated October 2, 2020, of record in Instrument No. 20201006-0115760, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Peggy J. Grimes, an unmarried woman, by Quitclaim Deed from Thomas Ward Grimes, a married man, and Jimmy Ray Grimes, a married man, dated November 22, 2022, of record in Instrument No. 20221202-0126156, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Pages 379 and 380, Register's Office for Davidson County, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive Covenants contained in an instrument of record in Book 8289, Page 145, amended in Book 8298, Page 198, Book 8434, Page 447 and Instrument No. 20180201-0010419, Register's Office for Davidson County, Tennessee.
By Laws ofrecord in Book 8289, Page 165, amended in Instrument No. 20170227-0019501, Register's Office for Davidson County, Tennessee.
Water Main Easement ofrecord in Book 8614, Page 924, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement ofrecord in Book 2876, Page 107, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Book 8393, Page 457, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 4800, Page 734, Book 6835, Page 492, Book 7358, Page 569 and Book 8614, Page 850, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 8298, Page 200, in the Register's Office for Davidson County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 242, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage Easement of record in Book 9466, Page 781, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4721 Crystal Brook Drive, Antioch, TN 37013.

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 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 15th day of February, 2023.

Peggy J. Grimes by Thomas Ward Grimes attorney in fact
Peggy J. Grimes by Thomas Ward Grimes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Ward Grimes, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Peggy J. Grimes, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Peggy J. Grimes, and is authorized by Peggy J. Grimes to execute this instrument on her behalf.

Witness my hand, at office, this 15 day of February, 2023.

My Commission Expires: 11-5-2024

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 23-15
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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 15, 2023.

J. Carlton Drumwright

February 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 15, 2023_.

Notary

My Commission Expires: 11/21/26

