Name and Address of New Owner:

Colin Moore and Tanisha Moore
3904 Keeley Drive
Nashville, TN 37211

Send Tax Bills To:

Bank of Tennessee
PO Box 4980
Johnson City, TN 37602-4980

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 148-10-0-116.00

Karen Johnson Davidson County
Batch# 1001522 DEEDWARR
05/10/2023 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230510-0034731

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, **Saw Chit, a married man, and Wisinee Lwe and Hsa K. Por, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Colin Moore and Tanisha Moore, a married couple**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 110, on the plan of Blanchard Heights, Section I, as shown by plat of record din Book 2663, Page 62 and Page 63, and amended in Book 2799, Page 243, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Saw Chit, a married man, and Paw N. Lwe, a married woman, as tenants in common, with right of survivorship, by Warranty Deed from Kenneth G. Kittelsen, married and Shirley Browne Sills, married, dated April 17, 2015 and recorded April 29, 2015 in Instrument No. 20150429-0038222, Register's Office of Davidson County, Tennessee.

Paw N. Lwe having since changed her name to Wisinee Lwe via Petition for Name Change Form granted on August 27, 2015.

Hsa K. Por joins in this conveyance for the purpose of conveying all marital right, title, and interest he may have in and to the above-described property as spouse of Wisinee Lwe f.k.a. Paw N. Lwe.

Said property is not and has never been the primary marital residence of Har Elah, wife of Saw Chit.

This is __X___ improved _____ unimproved property also known as 3904 Keeley Drive, Nashville, TN 37211.

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 9TH day of May, 2023.

Saw Chit _____(SEAL)
Saw Chit

_____(SEAL)
Wisinee Lwe

_____(SEAL)
Hsa K. Por

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9TH day of May, 2023, before me personally appeared Saw Chit, Wisinee Lwe and Hsa K Por, 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 9TH day of May, 2023.

TIMOTHY L STILLINGS
NOTARY PUBLIC
My commission expires: 3/17/2024

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~WILLIAMSON~~ 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 $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/17/2024
WILLIAMSON COUNTY

Sworn to and subscribed before me this
9TH day of May, 2023.

TIMOTHY L STILLINGS
My commission expires: 3/17/2024
File No. 2023-589

True Copy Certification

I, **Kaz Arbogast,** 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 this the 9th day of May, 2023.

Affiant Signature
Date 05/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 5-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON