PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 1003086 DEEDWARR
05/15/2023 09:57:15 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20230515-0035898

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 025080A01400CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Steven Wayne Flora
50 French St.
Goodlettsville, Tn 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LINA SOMVANMALY UM AND ERIC SOPHEAK UM, WIFE AND HUSBAND,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **STEVEN WAYNE FLORA,** Single Man "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 14, on the Plan of Parkview Preserve, Phase 2, as shown by plat appearing of record in Instrument No. 20191112-0116375, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Lina Somvanmaly Um and Eric Sopheak Um, wife and husband, by Special Warranty Deed from NVR Inc a Virginia Corporation T/A Ryan Homes, dated May 7, 2021, appearing of record in Instrument No. 20210513-0064862, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 50 French Street, Goodlettsville, TN, 37072.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 11 day of May, 2023.

Eric Sopheak Um

Lina Somvanmaly Um

STATE OF ~~TENNESSEE~~ TEXAS)
)
COUNTY OF ~~RUTHERFORD~~ HARRIS)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Eric Sopheak Um and Lina Somvanmaly Um, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 11th day of MAY, 2023.

RHENA ANDERSON
Notary ID #132151455
My Commission Expires
August 28, 2023

NOTARY PUBLIC

My Commission Expires: 08/28/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $445,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eric Sopheak Um

AFFIANT Lina Somvanmaly Um

Sworn to and subscribed before me this 11th day of MAY, 2023. by ERIC SOPHEAK UM and LINA SOMVANMALY UM.

NOTARY PUBLIC

My Commission Expires: 08/28/2023

RHENA ANDERSON
Notary ID #132151455
My Commission Expires
August 28, 2023

---------- [Space Below This Line For Recording Data] ----------