This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1012530 DEEDWARR
06/08/2023 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230608-0043587

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $285,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of June, 2023.

Notary Public

My Commission expires 3/6/24

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Donte' S. Ward
105 Bess Ct S
Antioch, TN 37013

SEND TAX BILLS TO: Mortgage Investors Group
~~Donte' S. Ward~~
~~105 Bess Ct~~ S
~~Antioch, TN 37013~~ 8320 East Walker Springs Lane
Ste 200
Knoxville, TN 37923

MAP AND PARCEL NUMBER: Tax ID #: 16206038100

WARRANTY DEED

23NT00502

Effective the 5th Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Baw Meh, a single woman and Pang Lai, a single man, as tenants in common with right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Donte' S. Ward, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the plan of Bess Estates, Section II, of record in Plan Book 4675, Page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 51.76 feet (shown on said plat as 53.07 feet) on the Southwesterly margin of Bess Court So. and extends back 235.92 feet on the Northwesterly line and 162.28 feet on the Southeasterly line to a dead line in the rear, measuring 121.00 feet thereon.

Being the same property as conveyed to Baw Meh, a single woman and Pang Lai, a single man, as tenants in common with right of survivorship by Warranty Deed from Martina Alday and Adan Alday, wife and husband dated 05/29/2020 recorded 06/11/2020 in Document Number 20200611-0059611, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 105 Bess Ct S, Antioch, TN 37013-4128

Donte' S. Ward and Donte S. Ward are one and the same person.

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, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5 day of June, 2023.

Baw Meh

Baw Meh

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Baw Meh,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Pang Lai

Pang Lai

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Pang Lai,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6/5/23 (date of document).

Affiant Signature

6/8/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY