Name and Address of New Owner:
John Naing and Than Aung
229 Wallace Road
Nashville, TN 37211

Send Tax Bills To:
Citizens Bank
P. O. Box 2800
Glenn Allen VA 23058

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

Map & Parcel No: 148-01-0-018.00

Karen Johnson Davidson County
Batch# 1012995 DEEDWARR
06/08/2023 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20230608-0043751

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, **Yam Dangi, and his Wife, Neelam Dahal**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Naing, and Than Aung,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, 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 Yam Dangi and his wife, Neelam Dahal by Warranty deed from Michael Duncan, unmarried of record in Instrument No. 20130725-0077087 Register's Office for Davidson County, Tennessee, dated July 23, 2013 and recorded on July 25, 2013.

This is __X__ improved _____ unimproved property also known as 229 Wallace Road, 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 30th day of May, 2023.

_____(SEAL)
Yam Dangi

_____(SEAL)
Neelam Dahal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of May, 2023, before me personally appeared Yam Dangi and Neelam Dahal, 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 30th day of May, 2023.

_____
Notary Signature
My commission expires: 3/17/24



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $385,000.00, 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
30th day of May, 2023.

Notary Public
My commission expires: 3/17/24

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

File No. 2023-596

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 June 6, 2023.

Affiant
Date: 6/6/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY