Karen Johnson Davidson County
Batch# 1018387 DEEDWARR
06/23/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20230623-0048010

WARRANTY DEED

STATE OF TN
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(AFFIX SEAL)

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grace Rieman	New owner	Parcel ID: 119 06 0 205.04
(NAME)	(NAME)	
2606 Sterling Boone Drive	Same as Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Agneta Minea, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Grace Rieman, an unmarried woman,** 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 lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lot No. 220, on the Plan of Section Seven, Sterling Heights, as shown by plat appearing of record in Book 3600, Page 2, 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 Phone Vongkhamphio and wife, Bounmy Vongkhamphio from William H. Buck by Deed dated July 21, 1995 and recorded on July 31, 1995 in Book 9745, Page 836, Register's Office for Davidson County, Tennessee. The said Phone Vongkhamphio having since died on or about March 10th, 2014, leaving Bounmy Vongkhamphio as the surviving tenant by the entirety.

Further being the same property conveyed to Agneta Minea, a married woman from Bounmy Vongkhamphio, unmarried by Warranty Deed dated January 20, 2023 and recorded on January 24, 2023 in Instrument No. 20230124-0005403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The subject property is neither the principal residence of Grantor nor her spouse or any dependent.

unimproved ☐

This is improved ☒ property, known as 2606 Sterling Boone Drive, Nashville, TN 37210

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; and we do covenant with 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 our hands this 22nd day of June, 2023

Agneta Minea

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Agneta Minea, a married woman, the within named bargainor, 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.

Witness my hand and official seal, this the 22nd day of June, 2023.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 June 22nd 2023.

Affiant Signature – Joshua A. Terry

6/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/23/23.

Notary Public

My Commission Expires: 9/28/26

