(1)

Name and Address of New Owner:
Kee Maung and Esther Mang
708 Evening Avenue
Antioch, TN 37013-4681
Send Tax Bills To:
Citizens Bank
P.O. Box 2800
Glenn Allen, VA 23058
This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 182-01-0A-027-00

Karen Johnson Davidson County
Batch# 1039813 DEEDWARR
08/17/2023 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230817-0064411

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, **Quincy Byrdsong and Sinneshia Byrdsong, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kee Maung and Esther Mang, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Section One of Phase One, Sunset Hills, RS-10 Subdivision – Cluster Lot Option, of record in Instrument #20070607-0068102, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quincy Byrdsong and Sinneshia Byrdsong, husband and wife, from H & J Builders, Inc., a Tennessee corporation, by Warranty Deed dated December 28, 2007 and recorded December 31, 2007 in Instrument #20071231-0148769, said Register's Office.

*** Quincy Byrdsong granted Sinneshia Byrdsong Power of Attorney on June 25, 2023. Recorded August 3, 2023 in Istrument Number 20230803-0059984, Register's Office for Davidson County, Tennessee. ***

Property more commonly known as 708 Evening Avenue, Antioch, TN 37013.

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 8 day of August, 2023.

Sinneshia Byrdsong (SEAL)

STATE OF ~~TENNESSEE~~ BG Georgia
COUNTY OF ~~DAVIDSON~~ BG Cobb

On this 8 day of August, 2023, before me personally appeared Sinneshia Brydsong 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 8th day of August, 2023.

Notary Signature
My commission expires: 6/4/2027

BENANITA GREEN My Commission Expires NOTARY PUBLIC June 4th, 2027 CHEROKEE COUNTY, GEORGIA

Quincy Byrdsong by Sinneshia Brydsong, his Attorney-In-Fact (SEAL)
Quincy Byrdsong by Sinneshia Brydsong, his Attorney-In-Fact

STATE OF Georgia
COUNTY OF Cobb

On this 8 day of August, 2023, before me personally appeared Sinneshia Brydsong, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Quincy Byrdsong and acknowledged that she executed the same as the free act and deed of the said Quincy Byrdsong.

Witness my hand, at office, this 8 day of August, 2023.

Notary Signature
My commission expires: 6/4/2027

BENANITA GREEN My Commission Expires NOTARY PUBLIC June 4th, 2027 CHEROKEE COUNTY, GEORGIA

AFFIDAVIT OF VALUE

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 $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Quincy Byrdsong by Sinneshia Brydsong, his Attorney-In-Fact
Affiant

STATE OF ~~TENNESSEE~~ BG Georgia
COUNTY OF ~~DAVIDSON~~ BG Cobb

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

Notary Signature
My commission expires: 6/4/2027

BENANITA GREEN My Commission Expires NOTARY PUBLIC June 4th, 2027 CHEROKEE COUNTY, GEORGIA

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 August 17, 2023.

Affiant

Date: 8/17/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 17 day of August, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY