Karen Johnson Davidson County
Batch# 1041436 DEEDWARR
08/22/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20230822-0065633

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21404-BR

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $232,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of August, 2023.

NOTARY PUBLIC

My commission expires: 6/28/27

LARRY MARTIN LUNA
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alaa Hanna and Hanna Mina	NEW OWNERS	150-05-0-055.00
(NAME)	(NAME)	
456 OWENDALE DR.		
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Anousack Souvannasane and wife, Somsunouk Sovannasane,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alaa Hanna and Hanna Mina**, husband and wife, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 213, as shown on the map entitled Section II, Cherry Hills, of record in Book 3700, page 143, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANOUSACK SOUVANNASANE AND WIFE, SOMSUNOUK SOUVANNASANE, by deed from CHARLES WILLIAM HORNBUCKLE, II AND WIFE, THERESA A. HORNBUCKLE, of record in Book 8312, page 410, dated March 15, 1991, said Register's Office.

This property is __unimproved _X_improved property known as: 456 Owendale Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of August, 2023.

Witness our hands this 21st day of August, 2023.

Anousack Souvannasane

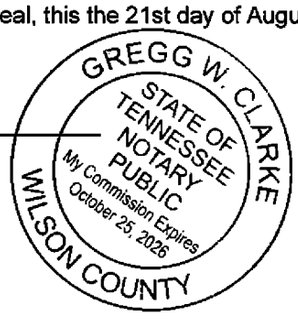
Somsunouk Sovannasane

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anousack Souvannasane and Somsunouk Sovannasane, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August, 2023.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, LARRY LUNA, do hereby make oath that I am 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 8/21/23.

Affiant Signature

8/21/23
Date

State of Tennessee
County of DAVIDSON

Sworn to and subscribed before me this 21 day of August, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

