Karen Johnson Davidson County
Batch# 1050074 DEEDWARR
09/14/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230914-0072184

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2013-TC

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2023.

Notary Public
My Commission Expires: 03/06/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anto D. Demonbreun and Jocelyn Mixon 506 North Club Court Hermitage, TN 37076	New Owner	064 11 0A 035.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we, **Nhung Kiem and Tay Trieu, husband and wife and Sang Kiem, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Anto D. Demonbreun and Jocelyn Mixon, a married couple**, 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 in Davidson County, Tennessee, being Lot No. 35 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nhung Kiem and Tay Trieu, husband and wife and Sang Kiem, unmarried, by Warranty Deed from Joseph W. Stanford married, of record in Instrument No. 20190801-0076138, in the Register's Office of Davidson County, Tennessee, dated July 30, 2019, and recorded on August 01, 2019.

This is improved property located at: **506 North Club Court, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2023.

GRANTOR:

Sang Kiem

Nhung Kiem

Tay Trieu

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sang Kiem, Nhung Kiem, and Tay Trieu, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of September, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202309140072184

Certificate of Authenticity

I, China Hendrix, 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 9/12/23.

Date

China A

Affiant Signature

9/12/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of September, 2023.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

