Karen Johnson Davidson County
Batch# 1051247 DEEDWARR
09/18/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230918-0073177

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $360,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of Sept, 2023

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Mawi Nu and Thang Thawn Mung
1212 Anduin Ave
Antioch, TN 37013

SEND TAX BILLS TO:
Mawi Nu and Thang Thawn Mung
1212 Anduin Ave
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 174010A02600CO

WARRANTY DEED
23NT00946

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Svial Za Mung FKA David Mungno, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mawi Nu, an unmarried woman and Thang Thawn Mung, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of First Amendment, Rivendell Woods, Phase One ¬Section One of record in Plat at Instrument No. 20070329-0037618, 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 David Mungno, a married man from Durga B Chhetrikarki, also known as Durga B. Chhetri Karki, and Amrita Chhetrikarki, also known as Amrita Chhetri Karki, Husband and Wife, by Warranty Deed dated 09/12/2019 and recorded 10/04/2019 in Instrument No. 20191004-0101445, Register's Office of said County.

This is an improved property commonly known as: 1212 Anduin Ave, Antioch, TN 37013-4494

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15 day of September 2023

Svial Za Mung

State of TN
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Svial Za Mung,** the within named bargainer, 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.

Notary Public

My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mary Ciin Lam Cing

State of TN
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary Ciin Lam Cing**, the within named bargainer, 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.

Notary Public

My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/15/23 (date of document).

Affiant Signature

9/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025