Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0146

Karen Johnson Davidson County
Batch# 1060320 DEEDWARR
10/13/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,593.41
20231013-0080251

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of October, 2023

Notary Public

Commission Expires: 5/9/2026

MARY E. JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Thet and Rose Thet and Lum Naw and Ja Ring Aung Lahpai 4210 Maxwell Road Antioch, TN 37013	New Owner	176-00-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Gary W. Temple, Administrator of the Estate of Dorothy Gregory

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Thet and Rose Thet, husband and wife, Lum Naw, a single person and Ja Ring Aung Lahpai, an unmarried person

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, described as follows, to-wit:

BEGINNING at a point on the north margin of Maxwell Road, the same being located 375 feet westwardly from the southwest corner of the land conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, Register's Office for Davidson County, Tennessee; thence with the north margin of said road, North 86 degrees 30' West 300.42 feet to an iron pin; thence leaving said road North 3 degrees 30' East 290 feet to an iron pin; thence South 86 degrees 30' East 300.42 feet to an iron pin; thence South 3 degrees 30' West 290 feet to the point of beginning.

Included in the above-described property, but specifically excluded from this conveyance is that tract of land which was conveyed to Enola T. Sanders, unmarried, by Deed from Permelia J. Sanders, unmarried, recorded in Book 10937, Page 932, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point on the north margin of Maxwell Road, the same being located 375 feet westwardly from the southwest corner of the land conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, Register's Office for Davidson County, Tennessee; thence with the north margin of said road, North 86 degrees 30' West 150.21 feet to an iron pin; thence leaving said road North 3 degrees 30' East 290 feet to an iron pin; thence South 86 degrees 30' East 150.21 feet to an iron pin; thence South 3 degrees 30' West 290 feet to the point of beginning.

BEING the same property conveyed to Dorothy J. Gregory, an unmarried woman, by Quitclaim Deed from Paul M. Gregory, an unmarried man, dated 9/9/2016 and recorded 9/9/2016 in Instrument Number 20160909-0095206; and the same property previously conveyed to Dorothy J. Gregory and Paul M. Gregory, as tenants in common with rights of survivorship, by Quitclaim Deed from Dorothy J. Gregory, an unmarried woman and Paul M. Gregory, an unmarried man, dated 2/5/2016 and recorded 2/8/2016 in Instrument Number 20160208-0012100; and previously conveyed to Dorothy J. Gregory, an unmarried woman and Paul M. Gregory, an unmarried man, by Warranty Deed from Gloria S. Riches and Joyce S. Rowlett, dated 6/9/2015 and recorded 7/1/2015 in Instrument Number 20150701-0063881, Register's Office for Davidson County, Tennessee.

Dorothy J. Gregory (aka Dorothy Gregory) died intestate on 7/15/2023. Letters of Administration were issued appointing Gary W. Temple as Administrator of her estate in Docket No. 23P1623, in the Circuit Court of Davidson County, Tennessee (Probate Division). Amended Order of Intestate Administration approving the sale of subject property, filed in Docket No. 23P-1263, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4210 Maxwell Road Antioch, TN 37013.

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

Dated this the 10th day of October, 2023.

Estate of Dorothy Gregory

By: _____
Gary W. Temple, Administrator

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple, Administrator of Estate of Dorothy Gregory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of October, 2023.

Kim Graves
Notary Public
My Commission Expires: 8-20-24

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/10/2023 (date of document).

Regina Sullo
Affiant Signature

October 12, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 12th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

