Karen Johnson Davidson County
Batch# 1061181 DEEDWARR
10/17/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20231017-0081408

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $323,000.00.

Affiant

Subscribed and sworn to me on 10/11//23.

NOTARY PUBLIC

My Commission Expires: 11·17·24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ai Sivongxay 4752 Terragon Trail Antioch, TN 37013	New Owner	149 05 0 155.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, J. Jesus Abundes Mendez, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ai Sivongxay, a single man and Phouvieng J Sivilay, a single woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of 2nd Revision, Section Five, Terragon Trails, of record in Plat Book 5200, Page 18, revising Plat Book 5050, Page 87 and Plat Book 5200, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to J. Jesus Abundes Mendez by Quitclaim Deed from Erik R. Abundes Mendez, of record in Instrument No. 20220929-0107521, in Register's Office for Davidson County, Tennessee, dated September 27, 2022, and recorded September 29, 2022.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is Improved property, known as 4752 Terragon Trail, Antioch, TN 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against 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 on 10/11//23.

J. Jesus Abundes Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/11/23, before me personally appeared J. Jesus Abundes Mendez, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 10/11/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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 10/11/23.
Date

Affiant Signature

10/11/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of October, 2023

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

