Karen Johnson Davidson County
Batch# 1078364 DEEDWARR
12/05/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20231205-0093836

John M. Wells
State of Tennessee Notary Public
Davidson County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,900.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2023.

Notary Public

My commission expires: 3/9/2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Choi Thang	First Horizon Bank	**150-08-0-127.00**
1220 Huntingboro Court	165 Madison Avenue	
Antioch, TN 37013	Memphis, TN 38103	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Marilyn Jean Modine, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Choi Thang, unmarried man

(hereinafter called the "Grantee"), his 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. 455 on the Plan of Planned Unit Development Final P.U.D. Plan, Phase I, Somerset, as shown of record in Plat Book 6900, Page (s) 690 and 691, 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 Marilyn Jean Modine, unmarried woman, by Warranty deed from Andrea L. Griffin and husband, John M. Griffin of record in Instrument No. 20200422-0042250 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

This is improved property known as **1220 Huntingboro Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4 day of December, 2023.

Marilyn Jean Modine

Marilyn Jean Modine

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marilyn Jean Modine, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4 day of December, 2023.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 23-000250-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 December 5, 2023.

Affiant

Date: 12/05/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 5th day of December, 2023.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY