WARRANTY DEED

Karen Johnson
Batch # 1083378
12/18/2023 01:43:14 PM
Fees: $13.00 Taxes: $962.00

Davidson County
DEEDWARR
2 pgs

20231218-0097447

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, ,

File No.: NAS1193-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Karen Future Star Investments LLC	Karen Future Star Investments LLC	148-06-0-005.00
(NAME) 104 Laurel Hill Drive	(NAME) 104 Laurel Hill Drive	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SEE MOE AND WIFE, CHOE NYAH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN FUTURE STAR INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 127 on the Plan of Section Four, Haywood Acres of record in Plat Book 2900, Page 93, 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 See Moe and wife, Choe Nyah by Warranty Deed from Evans Sprott, Jr., unmarried of record in Instrument No. 20140415-0031403 Register's Office for Davidson County, Tennessee, dated March 26, 2014 and recorded on April 15, 2014.

This is:

unimproved ☐

improved ☒ property, known as 237 Margo Lane, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 15th day of December, 2023.

See Moe

Choe Nyah

State of Tennessee
County of Davidson

On this 15th day of December, 2023, before me personally appeared See Moe and Choe Nyah, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of December, 2023.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY