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

Karen Johnson Davidson County
Batch# 1085669 DEEDWARR
12/27/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20231227-0099276

State of TN
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of NOV, 23.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Salai Mya Win
208 Old Tusculum Rd
Antioch, TN 37013

SEND TAX BILLS TO:
Salai Mya Win
208 Old Tusculum Rd
Antioch, TN 37013

MAP AND PARCEL NUMBER: 16206003100

WARRANTY DEED
23NT01143

Effective the 22 Day of NOV, 23 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,

Benjamin Mung and Muan Muan, husband and wife

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

Salai Mya Win, Min Thein, and Aye Aye New, as Joint Tenants with rights of survivorship

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

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Tusculum Circle, Section Two, of record in Book 3842, Page 254, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description hereof.

Being the same property conveyed to Benjamin Mung, a married man from Thi Dar and Cin Thang, wife and husband, by Warranty Deed dated 12/20/2017 and recorded 12/22/2017 in Instrument No. 20171222-0130487, Register's Office of said County.

This is an improved property commonly known as: 208 Old Tusculum Rd, Antioch, TN 37013-4014

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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, except 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 22 day of NOV, 23.

Benjamin Mung

State of TN

County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Benjamin 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: 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Muan

Muan Muan

State of TN

County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Muan Muan**, 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: 1 / 25 / 26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Summer Boxton 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 11.22.23 (date of document).

Summer Boxton
Affiant Signature

12.26.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of December, 2023.

(SEAL)



Notary's Signature
My Commission Expires: 11.06.24