Name and Address of New Owner:
Wilai Tiamtaisong
4101 Saddlecreek Way
Antioch TN 37013

Send Tax Bills To:
Wilai Tiamtaisong
4101 Saddlecreek Way
Antioch, TN 37013

Karen Johnson
Batch # 1089584
01/08/2024 03:01:34 PM
Fees: $18.00 Taxes: $987.90
Davidson County
DEEDWARR
3 pgs
20240108-0001605

This Instrument Prepared By:
Ian Deaderick
Encore Title & Escrow, LLC
331 Waldron Road
Suite 700
La Vergne, TN 37086

Map & Parcel No: 175-02-0G-046.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David W. Moon, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wilai Tiamtaisong, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 6204, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20190502-0040940, and amended in Instrument No. 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of located and description of said lot.

Being the same property conveyed to David W. Moon, single man by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20200416-0040117 Register's Office for Davidson County, Tennessee, dated April 09, 2020 and recorded on April 16, 2020.

David W. Moon, single man

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of December, 2023.

David W. Moon

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4th day of December, 2023, before me personally appeared David W. Moon, 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's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2023.

Notary Signature
My commission expires: 9-8-2025

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4th day of December, 2023.

Notary Signature
My commission expires: 9-8-2025
File No. ETEL-41-TN

