Karen Johnson Davidson County
Batch# 1095646 DEEDWARR
01/29/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240129-0006259

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

(Affiant)

Sworn to and subscribed before me this 24 day of January, 2024.

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Min Than Zaw + Mie Mie Cho
4014 Coleridge Dr.
Antioch TN 37013

Send Tax Bills To:
New Owners
Same

Map & Parcel No: 162-02-0-201.00

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,

Goma D. Rizal and Ganga Rizal, Wife and Husband, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Min Than Zaw, and Mie Mie Cho, Husband and Wife as Joint Tenants with Rights of Survivorship, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 193 on the Map of Colewood Acres, Section 3, of Record in Book 4175, Page 45, Register's Office for Said County.
Said Lot No. 193 Fronts 74.96 Feet on the Northeasterly Margin of Coleridge Drive and Extends Back 195.5 Feet on the Northwesterly Line and 199.0 Feet on the Southeasterly Line to a Dead Line in the Rear, Measuring 78 Feet Thereon.
Being the same property conveyed to Goma D. Rizal and Ganga Rizal, wife and husband by Warranty deed from David Lee Smith, unmarried of record in Instrument No. 20140717-0063464 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 17, 2014.

This is __X___ improved _____ unimproved property also known as 4014 Coleridge Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' 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 24th day of January, 2024.

_____(SEAL)
Ganga Rizal

_____**(SEAL)**
Goma D. Rizal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of January, 2024, before me personally appeared **Ganga Rizal, and Goma D. Rizal**, 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 24 day of January, 2024.

Notary Public:
My commission expires: 3.17.24

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY

File No. 2023-650

Tennessee Certification of Electronic Document

K. DeSiree Salmon, 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 **01/24/24** (date of document).

Affiant Signature

01/29/24

Date

State of Tennessee

County of **Williamson**

Sworn to and subscribed before me this **29** day of **January**, **2024**.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

TIMOTHY L STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/17/2024
WILLIAMSON COUNTY