Karen Johnson Davidson County
Batch# 1110502 DEEDWARR
03/13/2024 09:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,176.60
20240313-0017338

WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$318,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 12TH DAY OF MARCH, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: Sept. 21, 2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2640

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Khai Kim and Mang San Kyinn 600 Point Break Drive Antioch, TN 37013	Same As Owner	165050A09900CO

For and in consideration of the sum of Three Hundred Forty-Five Thousand And 0/100 ($345,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

APRIL D. HAGAR, AN UNMARRIED WOMAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

KHAI KIM AND MANG SAN KYINN, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their 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. 138, South Shore, Section I, Phase II, as shown on plat of record in Instrument No. 20050210-0015592, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property as conveyed to Michael J. Hagar and wife, April D. Hagar, by Warranty Deed from CMH Parks, Inc., dated August 29, 2016, recorded August 31, 2016, in Instrument No. 20160831-0091174, in the Register's Office for Davidson County, Tennessee. The said Michael J. Hagar is deceased as of August 8, 2022, leaving April D. Hagar as the sole owner of the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 600 Point Break Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR APRIL D. HAGAR to KHAI KIM AND MANG SAN KYINN FOR THE TRANSFER OF PROPERTY LOCATED AT 600 POINT BREAK DRIVE, ANTIOCH, TN 37013.]

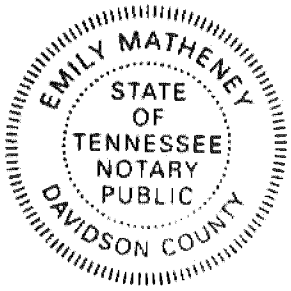
Witness our/my hand on the 12th day of March, 2024.

April D. Hagar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, April D. Hagar, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.



Notary Public
My Commission Expires: 05/03/2027

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **3/12/2024** _____ (date of document).

Affiant Signature

3/12/2024
Date

State of TN

County of Rutherford

Sworn to an subscribed before me this __**12**_ day of __**March** _____, 20**24**

MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD