Karen Johnson Davidson County
Batch# 1119005 DEEDWARR
04/04/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240404-0023901

Name and Address of New Owner:
Saw Kyi Lwin Aung
2704 Call Hill Road
Nashville, TN 37211
Send Tax Bills To:
New owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 172-12-0B-119-00

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, **Eran Davis, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Saw Kyi Lwin Aung, married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 502 on the Plan of Resubdivision of Lot 300, Section & Lot 502, Section 7, Bradford Hills, of record in Book 6050, page 493, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eran Davis, unmarried, from Eran Davis, fka Eran Renee Kemp, unmarried, by Quitclaim Deed dated May 13, 2013 and recorded May 13, 2013 in Instrument #20130513-0048076, said Register's Office.

Being the same property conveyed to Eran Renee Kemp, unmarried, from Tonya Yeager, unmarried, by Warranty Deed dated April 29, 2005 and recorded May 16, 2005 in Instrument #20050516-0054742, said Register's Office.

Property more commony known as 2704 Call Hill Road, Nashville, TN 37211.

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 29th day of March, 2024.

Eran Davis (SEAL)
Eran Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March, 2024, before me personally appeared Eran Davis, 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 29th day of March, 2024.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 6-1-2025

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 $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affinat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of March, 2024.

Notary Signature
My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 29, 2024.

J. Carlton Drumwright

March 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY