Karen Johnson Davidson County
Batch# 1121100 DEEDWARR
04/10/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240410-0025321

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

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00

Affiant Signature
Subscribed and sworn to before me on this the 22 Day of MARCH, 2024

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:
Cindy Escamilia Vasquez and Benito Hernandez
4705 Debra Dr
Antioch, TN 37013

SEND TAX BILLS TO:
Cindy Escamilia Vasquez and Benito Hernandez
4705 Debra Dr
Antioch, TN 37013

MAP AND PARCEL NUMBER: 14909002400

WARRANTY DEED
24NT00172

Effective the 22 Day of MARCH, 2024 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,

Pau Lian Khai and Cing San Lun, husband and wife

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

Cindy Escamilia Vasquez and Benito Hernandez, tenants in common with rights of survivorship
Zuleyma

Hereinafter called the GRANTEES, 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. 42, as shown on the map entitled Debra Heights Section Three, of record in Plat Book 4175, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pau Lian Khai, a single man from Yassin A. Yassin and Beriwan M. Yassin, husband and wife, by Warranty Deed dated 06/07/2018 and recorded 06/08/2018 in Instrument No. 20180608-0055396, Register's Office of said County.

This is an improved property commonly known as: 4705 Debra Dr, Antioch, TN 37013-2904

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, expect 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 MARCH, _____

Pau Lian Khai

Cing San Lun

State of TN
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Pau Lian Khai and Cing San Lun, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of MARCH, 2024.

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, Connie Taylor, 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 3/22/24 (date of document).

Affiant Signature

4/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

