Karen Johnson Davidson County
Batch# 1121107 DEEDWARR
04/10/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20240410-0025331

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-07314

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lian Sian Thang 5625 Hickory Woods Drive Antioch, TN 37013	New Owner	176 06 0A 263.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Serifat Anifowoshe and Stephen Fadahunsi, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lian Sian Thang**, a single man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all Lot No. 263 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 3 of Instrument Number 202202150017446, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Serifat Anifowoshe and Stephen Fadahunsi, wife and husband by Special Warranty Deed from D.R. Horton, Inc., a Delaware corporation of record as Instrument No. 20230308-0016823 in the Register's Office for Davidson County, Tennessee, dated March 8, 2023 and recorded on March 8, 2023.

Being the same property conveyed to D.R. Horton, Inc., a Delaware corporation of record in Jenkins Nashville ACS, LLC, a Tennessee limited liability company of record as Instrument No. 20210115-0007076 in the Register's Office for Davidson County, Tennessee, dated January 5, 2021 and recorded January 15, 2021.

For Information Only: Being Parcel 176 06 0A 263.00
Being also known as 5625 Hickory Woods Dr., Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5625 Hickory Woods 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant

with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

WITNESS my hand this 5th day of March, 2024

Serifat Anifowoshe

Stephen Fadahunsi

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Serifat Anifowoshe and Stephen Fadahunsi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 5th day of March, 2024

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-5-24 (date of document).

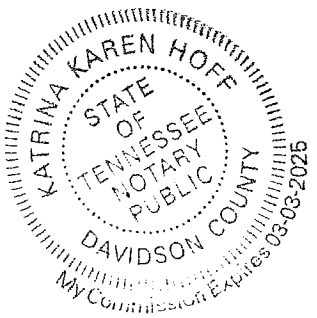
Affiant Signature

4-9-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of April, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 3-3-2025