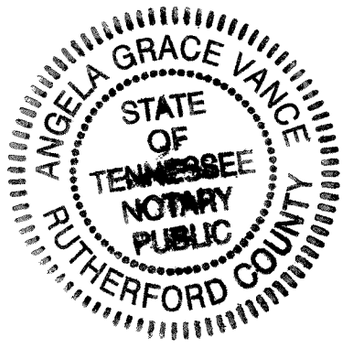
Karen Johnson Davidson County
Batch# 1126161 DEEDWARR
04/23/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240423-0029270



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 19 day of April, 2024.

Notary Public
My commission expires:
11/7/24

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
K Ling Maung **Line Mana** **Thang Hung** **Har Len**	New Owner	**172040A02300CO**
1209 Brentwood Heights Dr		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Naing Hung and Lily Naing, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

K Ling Maung and Line Mana, husband and wife and Thang Hung and Har Len, husband and wife, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Phase One, Highlands of Brentwood, of record in Plat Book 9700, Page 857, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Naing Hung and Lily Naing, husband and wife, by Warranty Deed from Motorplex, Inc., a Virginia corporation, dated March 9, 2018, of record in Instrument No. 20180313-0023602, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1209 Brentwood Heights Dr, Nashville, TN 37211.

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; and we do covenant with the 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 in 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 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.

_____ Date: 4/19/24
Naing Hung

_____ Date: 4/19/24
Lily Naing

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Naing Hung and Lily Naing, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April 2024, _____.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Katie Smith, 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 4/19/24.

Date

Affiant Signature

4/19/24

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: 1/17/24

Date

Notary's Seal (if on paper)

