WARRANTY DEED

Karen Johnson Davidson County
Batch# 1129644 DEEDWARR
05/01/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,671.20
20240501-0031926

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $451,675.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Dal Suan Piang and Niang Sian Man and Huai Nuam	U.S. Bank National Association	148-08-0B-081.00
(NAME) 4869 Terragon Trl.	(NAME) 2800 Tamarack Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Terragon Trail LLC, a Tennessee Limited Liability Company,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Dal Suan Piang and Huai Nuam, husband and wife and Niang Sian Man, a single woman, as tenants in common** with right of survivorship, as to a 1/3 undivided interest, 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 and being Lot No. 81 on the Final Plat of Aldwych Village Phase 2, Section 2 as shown on a map of record in Instrument No. 20210105-0002019, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Terragon Trail LLC, a Tennessee Limited Liability Company from Elite Developments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated March 27, 2023 and recorded on March 27, 2023 in Instrument No. 20230327-0022098, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit recorded in Instrument No. 20240403-0023468, said Register's Office.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4869 Terragon Trl., 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 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 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 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 our hands this 29 day of April, 2024.

Terragon Trail LLC,
a Tennessee Limited Liability Company

BY: _____
William Shaar, Sole Member and Managing Director

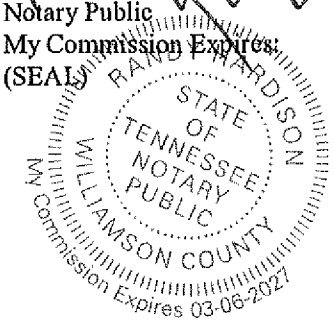
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Shaar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member and Managing Director, and is authorized to execute the instrument on behalf of Terragon Trail, LLC, the within named bargainor, and that he/she as such Sole Member and Managing Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole Member and Managing Director.

Witness my hand and official seal, this the 29 day of April, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 April 29, 2024.

Date

Tonya Loftin

Affiant Signature

May 1, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of May, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)