Warranty Deed

Karen Johnson Davidson County
Batch# 1129988 DEEDWARR
05/02/2024 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240502-0032082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $900,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2024.

Notary Public

My commission expires: 7.16.2024

JESSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Udom Deu and Neang Pun	New Owner(s)	063-01-0-014.00
1427 Neelys Bend Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE SHELLEY SOLORZANO, F/K/A KATHERINE SHELLEY DARNELL, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **UDOM DEU AND NEANG PUN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of Nawakwa Hills Annex, of record in Plat Book 843, Page 64, in the Register's Office for Davidson County, Tennesse.

Said Lot No. 3 fronts 219.25 feet on the Easterly side of Neely's Bend Road and runs back between parallel lines as measured from the center of said road, 1000 feet to the West line of Lot No. 12, and contains 5 acres, more or less.

Being the same property conveyed to Travis Darnell and Katherine Darnell, husband and wife by Warranty Deed from Leslie J. Williams and Teresa Williams, husband and wife of record in Instrument No. 20170428-0041895 Register's Office for Davidson County, Tennessee, dated April 26, 2017 and recorded on April 28, 2017.

Being the same property conveyed to Katherine Shelley Darnell by Quitclaim Deed from Travis Lane Darnell of record in Instrument No. 20181017-0103127 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on October 17, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1427 Neelys Bend Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2024.

Katherine Shelley Solorzano f/k/a Katherine Shelley Darnell

STATE OF SC
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katherine Shelley Solorzano, f/k/a, Katherine Shelley Darnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2024.

PAULETORIA J. WALZ
Notary Public-State of South Carolina
My Commission Expires
September 16, 2024

Notary Public

My Commission Expires: 9/16/24

Samuel Solorzano, spouse of Katherine Shelley Solorzano, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Samuel Solorzano

STATE OF SC
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel Solorzano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2024.

PAULETORIA J. WALZ
Notary Public-State of South Carolina
My Commission Expires
September 16, 2024

Notary Public

My Commission Expires: 9/16/24

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 30, 2024.

Kim Rogers
Affiant
Date: 4/30/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30th day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY