Karen Johnson Davidson County
Batch# 1134742 DEEDWARR
05/15/2024 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20240515-0035798

Name and Address of New Owner:
Go Khup Mung, Cing Khan Nem, and David Thang Suan Pau
1000 Oak Ridge Ct.
Antioch, TN 37013

Send Tax Bills To:
Go Khup Mung, Cing Khan Nem, and David Thang Suan Pau

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 149-10-0-061

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cynthia Seward, and Joseph Powell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Go Khup Mung and Cing Khan Nem, husband and wife, and David Thang Suan Pau, a single man, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cynthia K. Seward and Joseph Ric Powell, wife and husband, as Tenants by the Entirety, by Quitclaim Deed from Cynthia K. Seward, dated April 6, 2023, of record in Instrument No. 20230411-0026563, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of April, 2024.

_____(SEAL)
Cynthia Seward

_____(SEAL)
Joseph Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2024, before me personally appeared Cynthia Seward and Joseph Powell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

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

_____
Notary Signature
My commission expires: 5/4/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of April, 2024.

Notary Signature
My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**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 4-22-24 (date of document).

Affiant Signature

5-14-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of May, 2024.

(SEAL)

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

