Karen Johnson Davidson County
Batch# 1135564 DEEDWARR
05/16/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240516-0036188

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $385,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29 Day of APRIL 2024

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Aung Shwe, Thang Ung, and Dawt Iang
2904 North Fleming Street
Garden City, KS 67846

SEND TAX BILLS TO:
Aung Shwe, Thang Ung, and Dawt Iang
2904 North Fleming Street
Garden City, KS 67846

MAP AND PARCEL NUMBER: 174010A22900CO

WARRANTY DEED
24NT00314

Effective the 29 Day of APRIL, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Zau Di, a married man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Aung Shwe and Thang Ung and Dawt Iang, as tenants in common with right of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 163, Final Plat, Rivendell Woods, Phase 5, according to plat and survey appearing of record in Instrument No. 20170523-0051055, of the said Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Zau Di, a married man from Ole South Properties, Inc., a Tennessee Corporation, by Warranty Deed dated 02/16/2018 and recorded 03/02/2018 in Instrument No. 20180302-0019678, Register's Office of said County.

This is an improved property commonly known as: 1356 Bombadil Ln, Antioch, TN 37013-4498

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 29 day of APRIL, 2024

Zau Di

Zau Di

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zau Di,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of APRIL, 2024.

Notary Public
My Commission expires: 1 / 25 / 26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Htoi Bu Langjaw

Htoi Bu Langjaw

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Htoi Bu Langjaw,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of APRIL, 2024.

Notary Public
My Commission expires: 1 / 25 / 26.

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

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 4-29-24 (date of document).

Affiant Signature

5-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of May, 2024.

(SEAL)

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

