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

Karen Johnson Davidson County
Batch# 1135582 DEEDWARR
05/16/2024 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240516-0036214

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $310,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of May, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Dai Za Mang and Cing Suan Lian
124 Denise Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Dai Za Mang and Cing Suan Lian
124 Denise Drive
Antioch, TN 37013

MAP AND PARCEL NUMBER: 14807002700

WARRANTY DEED
24NT00377

Effective the 1 Day of May, 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,

Go Suan Mung and wife, Huai No

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

Dai Za Mang and Cing Suan Lian, husband and wife

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 Lot No. 893, on the Plan of Section Eight, Cherokee Hills, of record in Plat Book 3700, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Go Suan Mung and wife, Huai No, from John H. Pope, unmarried, by Warranty Deed dated 08/24/2011 and recorded 08/25/2011 in Instrument No. 20110825-0065805, Register's Office of said County.

This is an improved property commonly known as: 124 Denise Dr, Antioch, TN 37013-2614

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 1 day of May, 2024

Go Suan Mung

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Go Suan Mung**, 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 1 day of May, 2024.

Notary Public
My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Huai No

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Huai No**, 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 1 day of May, 2024.

Notary Public
My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 5·1·24 (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

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025