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# 1147363 DEEDWARR
06/14/2024 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240614-0044772

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $300,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14 Day of May, 2024.

Notary Public

My Commission expires 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Dong Tuang
312 Cathy Jo Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Dong Tuang
312 Cathy Jo Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13311012300

WARRANTY DEED
24NT00468

Effective the 14 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,

Kap Khan Cin and Cing Suan Niang, husband and wife

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

Dong Tuang, a married man

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. 142 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County.

Being the same property conveyed to Kap Khan Cin and Cing Suan Niang, husband and wife from Rose Marie Alexander, married, by Warranty Deed dated 07/31/2015 and recorded 08/13/2015 in Instrument No. 20150813-0081312, Register's Office of said County.

This is an improved property commonly known as: 312 Cathy Jo Dr, Nashville, TN 37211-3817

24NT00468

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 14 day of May, 2024

Kap Khan Cin

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kap Khan Cind**, 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 14 day of May, 2024

Notary Public
My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cing Suan Niang

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cing Suan Niang**, 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 14 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, Summer Bartm 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 5/14/24 (date of document).

Summer Bartm
Affiant Signature

6/14/24
Date

State of Tennessee
County of Davidson

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

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON