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# 1147710 DEEDWARR
06/17/2024 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20240617-0044955

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $475,000

Affiant Signature

Subscribed and sworn to before me on this the 31 Day of MAY, 2024.

Notary Public

My Commission expires 1/25/26

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

NAME AND ADDRESS OF PROPERTY OWNER:
Linda McMutery
4112 Philhall Pkwy
Antioch, TN 37013
SEND TAX BILLS TO:
Linda McMutery
4112 Philhall Pkwy
Antioch, TN 37013

MAP AND PARCEL NUMBER: 15004012700

WARRANTY DEED
24NT00515

Effective the 31 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,

Ezekiel Maung Oo and wife, Dethany Maw Li and Stella S. Lynn, an unmarried person
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Linda McMutery, a married woman
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 625 on the Plan of Revised Phase III, Kensington of Priest Lake, as shown on plat of record in Plat Book 6900, Page 236, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ezekiel Maung Oo and wife, Dethany Maw Li and Stella S. Lynn, an unmarried person from Citlaly J. Gomez and husband, Oscar A. Gomez, by Warranty Deed dated 02/12/2019 and recorded 02/13/2019 in Instrument No. 20190213-0013416, Register's Office of said County.

This is an improved property commonly known as: 4112 Philhall Pkwy, Antioch, TN 37013-2534

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 31st day of May, 2024

Dethany Mawi Li

State of Indiana)
County of Marion)
Personally appeared before me, the undersigned authority, a **Notary Public for said county** and State, **Dethany Mawi Li, 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 31st day of May, 2024.

Notary Public
My Commission expires: 10/09/25.

JOHN S. FLICK
My Commission Expires
October 9, 2025
Commission Number 703839
Johnson County

Stella S. Lynn

State of Indiana)
County of Marion)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stella S. Lynn,** 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 31st day of May, 2024.

Notary Public
My Commission expires: 10/09/25.

JOHN S. FLICK
My Commission Expires
October 9, 2025
Commission Number 703839
Johnson County

Ezekiel Maung Oo

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ezekiel Maung Oo,** 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 31 day of MAY, 2024.

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

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

Tennessee Certification of Electronic Document

I, Summer Barton 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 5-31-24 (date of document).

Summer Barton
Affiant Signature

6-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of June, 2024.

(SEAL)

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

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON