This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $400,000.00.

Affiant

Subscribed and sworn before me this the 14th day of June, 2024.

Notary Public
My commission expires:

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
12/21/2024
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1148310 DEEDWARR
06/18/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240618-0045619

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Khee Thang and Joseph Thang 7309 Maroney Dr Antioch, TN 37013	**New Owner**	164-01-0A 033.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD HALEY AND MADALYN POWELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID KHEE THANG AND JOSEPH THANG AND ELIZABETH THANG HAI, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of final Plat, Phase Two, Marhaden Pointe, a Residential PUD Subdivision of record in Plat at Instrument No. 20170324-0028913, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Madalyn Powell and Richard Haley, both unmarried tenants in common with the right of survivorship, by deed dated 03/25/2021, from Timothy J. Bell and Autumn J. Bell, husband and wife, of record in Instrument No. 20210401-0043514, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7309 Maroney Dr, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against 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 my hand this the 14 day of June, 2024.

Richard Haley

Madalyn Powell

STATE OF Pennsylvania
COUNTY OF Somerset

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Haley and Madalyn Powell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2024.

My commission expires:

Kyle Elko
Notary Public

Kyle Elko
Comm Expires 03/01/2025

Commonwealth of Pennsylvania - Notary Seal
Kyle Elko, Notary Public
Cambria County
My commission expires March 1, 2025
Commission number 1393670
Member, Pennsylvania Association of Notaries

202406180045619

Certificate of Authenticity

I, Amanda Maynor, 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

June 14, 2024.

Date

Affiant Signature

June 17, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON