Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

File Number: 24050350

Karen Johnson Davidson County
Batch # 1153670 DEEDWARR
07/02/2024 10:04:28 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240702-0049785

Subscribed and sworn to before me, this 20th day of June, 2024.

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Maurice V. Sweeting and Bryana Sweeting	~~XXXXXXXXXXXXXXXX~~	176 01 0A 044.00
6853 Hickory Rim Ct.	NEW OWNER	
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thang Pian Khup and Zam Do Niang, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Maurice V. Sweeting and Bryana Sweeting, Husband and Wife, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows, to-wit: ~~XXXXXXXXXX~~ in Exhibit "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6853 Hickory Rim Ct., 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20th day of June, 2024.

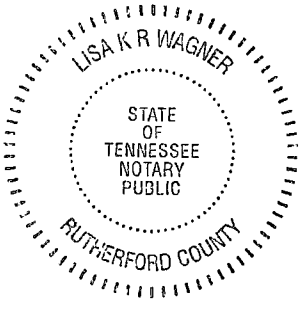
Thang Pian Khup
Thang Pian Khup

Zam Do Niang
Zam Do Niang

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thang Pian Khup and Zam Do Niang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of June, 2024.



Lisa K R Wagner
Notary Public at Large
My Commission Expires: Sept. 21, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of THE ESTATES OF HICKORY WOODS, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thang Pian Khup and Zam Do Niang, by Warranty Deed from Zenia Galvis, of record in Instrument No. 20201208-0142086, in the Register's Office of Davidson County, Tennessee, dated November 23, 2020 and recorded on December 08, 2020.