This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3968-TM

Karen Johnson
Batch # 1173427
08/23/2024 09:54:36 AM
Fees: $13.00 Taxes: $1,254.30

Davidson County
DEEDWARR
2 pgs

20240823-0064867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LORI KELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 5, 2025

The actual consideration or value, whichever is greater, for this transfer is $339,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2024.

Notary Public
My Commission Expires: 10/05/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lian K. Pau and Cing Kim 649 Roosevelt Avenue Madison, TN 37115	United Wholesale Mortgage, LLC PO BOX 11733 Newark, NJ 07101	043 06 0 333.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Nicholas Riner and Morgan Murray, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lian K. Pau and Cing Kim, husband and wife, as joint tenants**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 132 on the Plan of MADISON PARK, SECTION 8 of record in Plat Book 4300, Page 117, 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 Nicholas Riner, Single and Morgan Murray, Single, by Warranty Deed from Elizabeth B. Lockman and Felix James Lockman, Wife and Husband and Elizabeth Janney Lockman, Single, of record in Instrument No. 20201016-0120864, in the Register's Office of Davidson County, Tennessee, dated October 14, 2020, and recorded on October 16, 2020.

This is improved property located at: **649 Roosevelt Avenue, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of August, 2024.

GRANTOR:

Morgan Murray

Nicholas Riner

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Morgan Murray and Nicholas Riner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of August, 2024.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-2026