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 DAVIDSON

Actual consideration or value, whichever is greater is $390,000.00.

Affiant

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

Notary Public
My commission expires: 11-25-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1173984 DEEDWARR
08/26/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240826-0065234

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sai Morris Moe Aung	New Owner	175-06-0A 035.00
5087 Preserve Blvd		
Antioch, TN 37013		

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, **CANDACE RIDLEY AND TERRI RIDLEY, JOINT TENANTS**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAI MORRIS MOE AUNG AND NANG NYEIN NWE,** Husband and Wife, 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 all of Lot No. 35 (Thirty Five) on the plan of Final Plat, Section I, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Candace Ridley and Terri Ridley, joint tenants, by deed dated 08/16/2016, from Benjamin C. Mounsey and Rebecca E. Mounsey, husband and wife, of record in Instrument No. 20160823-0087860, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5087 Preserve Blvd, 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 22nd day of July, 2024.

Candace Ridley

Terri Ridley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Candace Ridley and Terri Ridley, 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 22nd day of July, 2024.

My commission expires: 4/17/28

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

VERSION: January 2019

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 7/22/24 (date of document).

Summer Barton
Affiant Signature

8/24/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of AUGUST, 24.

(SEAL)

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

SHAWN STEVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVI