WARRANTY DEED

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-18-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adan Tzoyohua Tezoco Jessica McMahon	**New Owner**	Tax Map - Parcel 149-05-0-250.00
(NAME)	(NAME)	
5016 Countryside Dr.		2nd Civil District
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Sy Vongkhamchanh,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Adan Tzoyohua Tezoco and Jessica McMahon, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 120 on the Plan of Pebble Trail Section 1, of record in Book 6900, page 990, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Sy Vongkhamchanh and wife Keooday K. Vongkhamchanh, by deed dated August 4, 2000, from Eddie D. Runyon as shown of record in Instrument #200008080078540, Register's Office for Davidson County, Tennessee. Keooday L. Vongkhamchanh passed away on August 21, 2021, leaving Sy Vongkhamchanh as sole owner via tenancy by the entirety survivorship.

This conveyance is subject to Restrictive covenants as shown of record in Book 8176, page 296, Register's Office of Davidson County, Tennessee. This conveyance is subject to a Metropolitan Government of Nashville & Davidson County Department of Water and Sewer Services easement as shown of record in Book 5325, page 247 and Book 5325, page 256, Register's Office of Davidson County, Tennessee. This conveyance is subject to an Agreement for dedication of easement as shown of record in Book 5209, page 421, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 5016 Countryside Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Karen Johnson Davidson County
Batch# 1182887 DEEDWARR
09/18/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20240918-0072181

Witness my/our hands this 16th day of SEPT., 2024.

Sy Vongkhamchanh

State of Tennessee
County of Rutherford

Personally appeared before me Sy Vongkhamchanh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of September, 2024.

Notary Public

My Commission Expires: 12/19/2026

File No.: 17605

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9-16-24.

Affiant Signature – Joshua A. Terry

9-17-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9-17-24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27