Warranty Deed

Karen Johnson Davidson County Batch# 1202365 DEEDWARR 11/06/2024 12:15:30 PM 3 pgs Fees: $18.00 Taxes: $1,813.00 20241106-0086330	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this the 4th day of November, 2024. Notary Public My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
ANTIOCH, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cin Thang Kim, Huai No, and Pau Len Kim	New Owner	182-01-0A-147.00-CO
1536 Sunbeam Dr.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA MILLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CIN THANG KIM, HUAI NO, AND PAU LEN KIM**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 95 on the Plan of Phase Three, Sunset Hills, RS10 Subdivision-Cluster Lot Option, a Planned Unit Development of record in Plat at Instrument No. 20130619-0063025, 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 Ronald Priester and Valerie J, Priester by Warranty deed from T R & D Homes, Inc, a Tennessee Corporation of record in Instrument No. 20140625-0055502 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 25, 2014.

Being the same property conveyed to Ronald Priester and Valerie J. Priester, as husband and wife and tenants by the entirety by Quit Claim deed from Ronald Priester and Valerie J. Priester of record in Instrument No. 20170330-0030956 Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

Being the same property conveyed to Ronald Priester and Valerie J. Priester as Trustees of The Priester Joint Revocable Living Trust U/A/D April 12, 2017 by Quit Claim deed from Ronald Priester and Valerie J. Priester as husband and wife of record in Instrument No. 20170419-0038209 Register's Office for Davidson County, Tennessee, dated April 12, 2017 and recorded on April 19, 2017.

Being the same property conveyed to Ronald Priester and Valerie J. Priester, husband and wife by Quit Claim deed from Ronald Priester and Valerie J. Priester as Trustees of The Priester Joint Revocable Living Trust U/A/D April 12, 2017 of record in Instrument No. 20171113-0116263 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on November 13, 2017.

Being the same property conveyed to Rebecca Miller and Frederico Carvalho Junqueira, wife and husband by Warranty Deed from Ronald Priester and Valerie J. Priester, husband and wife of record in Instrument No. 20221011-0111171 Register's Office for Davidson County, Tennessee, dated October 4, 2022 and recorded on October 11, 2022.

Being the same property conveyed to Rebecca Miller, an unmarried woman by Quitclaim Deed from Frederico Carvalho Junqueira, an unmarried man of record in Instrument No. 20241003-0076960 Register's Office for Davidson County, Tennessee, dated October 03, 2024 and recorded on October 03, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1536 Sunbeam Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2024.

Rebecca Miller

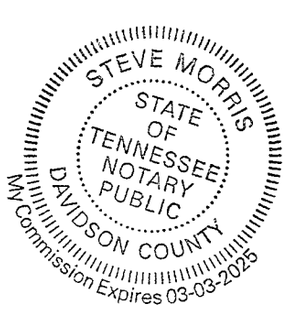
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rebecca Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2024.

Notary Public

My Commission Expires: 3.3.25



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-4-2024 (date of document).

Affiant Signature

11-5-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of November, 2024

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26