This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1204964 DEEDWARR
11/13/2024 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241113-0088340

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $330,000.00

Affiant Signature

Subscribed and sworn to before me on this the 12TH Day of NOV, 2024

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Maung Maung Oo and San San Mwe
4928 Cimarron Way
Antioch, TN 37013
SEND TAX BILLS TO:
Maung Maung Oo and San San Mwe
4928 Cimarron Way
Antioch, TN 37013

MAP AND PARCEL NUMBER: 16203003900

WARRANTY DEED
24NT01226

Effective the 12TH Day of NOV, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Aye Hla, an unmarried woman and Sai Tunn aka Sai Tun, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Maung Maung Oo and San San Mwe, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 132, SECTION III, APACHE HILLS, as shown on plat of record in Plat Book 4175, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aye Hla and Sai Tun, husband and wife from Edet William Udo and comfort E. Udo, husband and wife, by Warranty Deed dated 07/26/2016 and recorded 07/29/2016 in Instrument No. 20160729-0078088 and corrected by Scrivener's Affidavit in Instrument No. 20170816-0084273, to correct vesting should be Aya Hla, an unmarried woman and Sai Tunn, an unmarried man. (Sai Tun and Sai Tunn is the same person)

This is an improved property commonly known as: 4928 Cimarron Way, 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 and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 17TH day of NOV, 2024

Aye Hla

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aye Hla**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Sai Tun

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sai Tun**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 11-12-2024 (date of document).

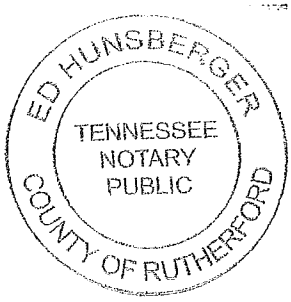
Affiant Signature

11-12-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of November, 2024.

(SEAL)



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