Karen Johnson Davidson County
Batch# 1205498 DEEDWARR
11/15/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241115-0089018

STATE OF: TENNESSEE
COUNTY OF: ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

(Affiant)

Sworn to and subscribed before me this 7th 14th day of November, 2024.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Exp. 03/01/2025

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Francisco J. Lara Rodriguez & Erika Ramirez Filio
4864 Cimarron Way
Antioch, TN 37013
Send Tax Bills To:
New Owner

Map & Parcel No: 162-03-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Kyaw T. Aung and Bu Lah Aung, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Francisco J. Lara Rodriguez, and Erika Ramirez Filio husband & wife "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Being Lot No. 123 on the Plan of Apache Hills Section III as of record in Plat Book 4175, Page 9, Register's Office for Davidson County, Tennessee,

Said Lot Fronts 85 feet on the Southerly side of Cimarron way and extends back 197.20 feet on the easterly line and 173.60 feet on the Westerly line to a dead line in the rear and measures 88.25 feet thereon.

Being the same property conveyed to Kyaw T. Aung by Warranty Deed from James T. Watts, Jr. and Angela Marie Walker and Carleen Deanna Young and Amanda Chere Kemp, Devisees of the Estate of Peggy Kemp of record in Instrument No. 20110516-0037208 Register's Office for Davidson County, Tennessee, dated May 13, 2011 and recorded on May 16, 2011.

Bu Lah Aung joins in this conveyance for the purpose of conveying all marital right, title, and interest she may have in and to the above-described property as spouse of Kyaw T. Aung.

This is __X__ improved _____ unimproved property also known as 4864 Cimarron Way, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of November, 2024.

_____(SEAL)
Kyaw T. Aung

_____**(SEAL)**
Bu Lah Aung

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of November, 2024, before me personally appeared **Kyaw T. Aung and Bu Lah Aung, husband and wife**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2024.

_____
Notary Public:
My commission expires: 02.20.28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2024-715

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/7/24 (date of document).

Jennifer Russell
Affiant Signature

11/14/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

