Karen Johnson Davidson County
Batch# 1207809 DEEDWARR
11/22/2024 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20241122-0091320

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049074

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Wilson)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 2024.

DEBORAH BISSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 3-2-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chansokun Prak and Kimheak Be	All Credit Considered Mortgage	Tax Parcel ID No.
1653 Rachel Way	1801 Research Blvd Ste 410	064 03 0B 138.00
Old Hickory TN 37138	Rockville, MD 20850	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda P. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chansokun Prak and Kimheak Be, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 110 on the Final Plat of PHASE TEN SECTION ONE BRANDYWINE POINTE (A PLANNED UNIT DEVELOPMENT), as of record in Book 9700, Page 217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linda P. Smith, by Quitclaim Deed from Robert E. Smith, of record in Book 10236, Page 201, in the Register's Office for Davidson County, Tennessee, dated October 24, 1996, and recorded on October 24, 1996.

The execution of this instrument is affected by the signature of Andrew Rolin Smith as Attorney-in-fact for Linda P. Smith which Power of Attorney is recorded in Instrument No. 202411220091319, Register's office for Davidson County, Tennessee. See also attached Exhibit "A".

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TEN SECTION ONE BRANDYWINE POINTE (A PLANNED UNIT DEVELOPMENT), as recorded in Plat Book 9700, Page(s) 217.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Brandywine Pointe (A Planned Unit Development), as recorded in Plat Book 7900, Page 156.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10160, Page 238.

Charter for The Brandywine Pointe Community Association, Inc. recorded in Book 9013, Page 39 and re-recorded in Book 9117, Page 77.

Amendment to By-Laws of Brandywine Pointe Community Association, Inc. recorded in Book 10721, Page 835.

This is improved property located at 1653 Rachel Way Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2024.

Linda P. Smith by Andrew Rolin Smith as her Attorney in fact

Linda P. Smith by Andrew Rolin Smith as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Rolin Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Linda P. Smith and that he is authorized by Linda P. Smith to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of November, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

EXHIBIT "A"
TO Warranty Deed
From: Linda P. Smith
To: Chansokun Prak and Kimheak Be

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 19th day of November, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 11/19/24 (date of document).

Affiant Signature

11/19/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of November, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL