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# 1237972 DEEDWARR
02/18/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20250218-0011658

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $362,000

Affiant Signature

Subscribed and sworn to before me on this the 6 Day of Feb, 2025

Notary Public

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 11 / 08 / 28

NAME AND ADDRESS OF PROPERTY OWNER:
Khual Khan Mung and Cing Tawi Nuam
1808 Lakewood Village Dr
Antioch, TN 37013

SEND TAX BILLS TO:
Khual Khan Mung and Cing Tawi Nuam
1808 Lakewood Village Dr
Antioch, TN 37013

MAP AND PARCEL NUMBER: 165090A00700CO

WARRANTY DEED
24NT01471

Effective the 6th Day of Feb, 2025 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,

Houston A. Womack, an unmarried man

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

Khual Khan Mung and Cing Tawi Nuam, husband and wife

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

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, 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 Houston A. Womack, an unmarried man from Christopher H. Moran, a single man, by Warranty Deed dated 05/10/2022 and recorded 05/20/2022 in Instrument no. 20220520-0058419, Register's Office of said County.

Being the same property conveyed to Christopher H. Moran, single man by Warranty deed from David Paul Semach and wife, Jessica Semach of record in Instrument No. 20151201-0121196 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 01, 2015.

This is an improved property commonly known as: 1808 Lakewood Village Dr, 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 6 day of February 2025

Houston A. Womack

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Houston A. Womack**, 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: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Feb 6, 2025 (date of document).

Affiant Signature

Feb 17, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th of February, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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