Karen Johnson Davidson County
Batch# 1240176 DEEDWARR
02/24/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20250224-0013344

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-5162-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 14th day of February, 2025.

Carmen Coats
Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zwe Naing 3504 Rainwood Drive Nashville, TN 37207	LEADER BANK, N.A. 864 MASSACHUSETTS AVE ARLINGTON, MA 02476	050 10 0C 277.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Markqueta Flournoy, a single person (individually and/or collectively, "Grantor"), transfer and convey unto Zwe Naing, an unmarried man (individually and/or collectively, "Grantee"), 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. 12, on the Plan of the Final Plat of CHESAPEAKE HOMES, SECTION SIX, PHASE 1, as of record in Instrument No. 20011026-0117230, Register office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Markqueta Flournoy, by Special Warranty Deed from Nashville Area Habitat For Humanity, Inc., a Tennessee nonprofit corporation, of record in Instrument No. 20020509-0057411, and as Re-recorded in Instrument No. 20020919-0114263, in the Register's Office of Davidson County, Tennessee, dated February 14, 2002 and recorded on May 09, 2002.

This is improved property located at: **3504 Rainwood Drive, Nashville, TN 37207**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 14th day of February, 2025.

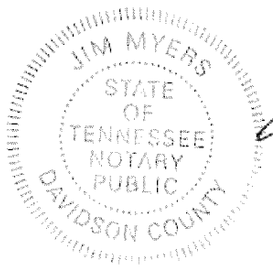
GRANTOR:

Markqueta Flournoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Markqueta Flournoy, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of February, 2025.



Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 14. 2025.

Affiant Signature

24th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028