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# 1249216 DEEDWARR
03/21/2025 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250321-0021445

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $390,000

Affiant Signature

Subscribed and sworn to before me on this the 19TH Day of MARCH 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Ning Sian Huai and Thang Khan Mung
296 Garry Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Ning Sian Huai and Thang Khan Mung
296 Garry Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13316012800

WARRANTY DEED
25NT00263

Effective the 19TH Day of MARCH 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,

Thang Sian Tuang and Ngai Cing, husband and wife

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

Ning Sian Huai and Thang Khan Mung, as tenants in common with rights of survivorship

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. 113 on the Plan of Kenilworth Estates, Section 1, as of record in Book 2900, Pages 105 and 106, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thang Sian Tuang and Ngai Cing, husband and wife from Dorothy Grubbs, aka Dorothy Louise (Lee) Grubbs, unmarried, by Warranty Deed dated 04/25/2013 and recorded 05/02/2013 in Instrument No. 20130502-0044443, Register's Office of said County.

This is an improved property commonly known as: 296 Garry Dr, Nashville, TN 37211-4004

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 19 day of March, 2025

Thang Sian Tuang

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thang Sian Tuang,** 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.

Witness my hand, at office, this 19 day of March, 2025.

Notary Public
My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ngai Cing

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ngai Cing,** 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.

Witness my hand, at office, this 19 day of March, 2025.

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 3-19-2025 (date of document).

Affiant Signature

3-21-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st of March, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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