Karen Johnson Davidson County
Batch# 1252397 DEEDWARR
03/26/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250326-0022800

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Williamson
The actual consideration or value, whichever is greater for this transfer is: $300,000

Affiant Signature

Subscribed and sworn to before me on this the 18th Day of March 2025

Notary Public
My Commission expires 4/13/2025

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04.13.2025

NAME AND ADDRESS OF PROPERTY OWNER:
Douglas A. Cruz Ayala & Wendy Nohemi Lainez Lainez
612 Tuscarora Ct
Antioch, TN 37013

SEND TAX BILLS TO:
First Colony Mortgage Corporation
2100 W. Pleasant Grove Blvd., Suite 100
Pleasant Grove, UT 84062

MAP AND PARCEL NUMBER: Tax ID #: 16203029900

WARRANTY DEED

25NT00157

Effective the 17th Day of March 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lian Ngaih Vung, a single woman

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Douglas Cruz & Wendy Nohemi Lainez, joint tenants

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, Page (s) 164 and 165, 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 as conveyed to Lian Ngaih Vung, a single woman by Warranty Deed from Durga Pradhan and Boj Joshi, husband and wife dated 02/03/2022 recorded 02/17/2022 in Document Number 20220217-0018310, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Durga Pradhan and Boj Joshi, husband and wife by Quitclaim deed from Durga Pradhan and Apsana Pradhan of record in Instrument No. 20210316-0034598 Register's Office for Davidson County, Tennessee, dated March 09, 2021 and recorded on March 16, 2021. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 612 Tuscarora Court Nashville, Tennessee 37013.

Being the same property conveyed to Durga Pradhan and Apsana Pradhan, husband and wife by Warranty deed from Me Reh, married of record in Instrument No. 20190211-0012470 Register's Office for Davidson County, Tennessee, dated February 08, 2019 and recorded on February 11, 2019. (Value of consideration shown in aforementioned deed $215,000.00.)

This is an improved property commonly known as: 612 Tuscarora Ct, Antioch, TN 37013-3615

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 17th day of March, 2025

Ngaih

Lian Ngaih Vung

State of TN)
County of Davidson)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Lian Ngaih Vung,** 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 17th day of March, 2025.

Carol B Christian

Notary Public
My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

True Copy Certification

I, Yvette Meldrum, 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 March 18, 2025.

Signature
March 18, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 18, 2025

Notary's Signature

My Commission Expires: 4-13-25

