This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1254579 DEEDWARR
04/01/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250401-0024316

L&L#1487-69

ADDRESS NEW OWNER:
Khai Lian Mang
6824 Hickory Rim Court
Nashville, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage
278 Franklin Road, Ste 4-180
Brentwood, TN 37027

Parcel ID:
176-01-0A-069.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn G. Tilley, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Khai Lian Mang and Cing Van Siam, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of the Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Tony Tilley and wife, Kathryn G. Tilley, by deed dated September 30, 2002 from Classic Homes BOS, LP, recorded October 3, 2002, in Instrument Number 20021003-0120557, in the Official Records of Davidson County, Tennessee. Tony Tilley died on August 27, 2024, leaving Kathryn G. Tilley as surviving tenant by the entireties.

This is improved property known as 6824 Hickory Rim Court, Nashville, TN 37013. Possession is to be given on April 3, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

25NT00241

WITNESS my hand this the 25th day of March 2025.

Kathryn G. Tilley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kathryn G. Tilley, a widow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March 2025.

J. DAVID LEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 31, 2029
COUNTY OF WILSON

NOTARY PUBLIC

My Commission Expires:

* * * * *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is **$385,000.00**.

Marcia Escobar
AFFIANT

Subscribed and sworn to before me on this 25 day of March 2025.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 11-02-28

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 3-25-2025 (date of document).

Affiant Signature

3-31-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st of March, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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