WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269005 DEEDWARR
05/05/2025 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250505-0034909

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Basay Khammouanvichit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2025.

Jacqueline G Brown
Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Basay Khammouanvichit	New Owners	
(NAME)	(NAME)	163050A00200CO
5170 Hickory Hollow Pkwy # 276 (ADDRESS)	(ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kevin Rose and Brenna Rose, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Basay Khammouanvichit, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, 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. 2 on the Plan of Phase I Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, 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 Kevin James Rose and Brenna Jorgensen, husband and wife, by virtue of that certain Warranty Deed dated March 15, 2023, and being of record at Instrument No. 20230316-0019146 in the Register's Office of Davidson County, Tennessee.

Brenna Jorgensen is also known as Brenna Rose

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 5170 Hickory Hollow Pkwy Unit 276 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the 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, unless otherwise herein set out; and 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 GRANTEES, their heirs and assigns, against 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 my hand this 1st day of May, 2025.

Kevin Rose

Brenna Rose

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kevin Rose and Brenna Rose**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2025.

Notary Public

My Commission Expires: ~~5-1-30~~ 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2025.

Affiant Signature

5/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025