**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# 1270764 DEEDWARR
05/08/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250508-0036088

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $320,000

Affiant Signature

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

Notary Public

My Commission expires 10 / 25 / 2027

**NAME AND ADDRESS OF PROPERTY OWNER:**
Thawng Khat Suan & Suan Sian Vung
101 Karen Ray Court,
Antioch, TN 37013

**SEND TAX BILLS TO:**
Thawng Khat Suan & Suan Sian Vung
101 Karen Ray Court,
Antioch, TN 37013
**MAP AND PARCEL NUMBER: 16203021500**

# WARRANTY DEED
## 25NT00387

Effective the 18th Day of April, 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,

**Cin Muan Khai and Zen Deih Cing, husband and wife**

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

**Thawng Khat Suan & Suan Sian Vung, husband and wife**

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. 46, on the Plan of Section Four, Apache Hills, of record in Book 4460, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cin Muan Khai and Zen Deih Cing, husband and wife from Ganga Niraula, married, by Warranty Deed dated 07/12/2019 and recorded 07/15/2019 in Instrument No. 20190715-0069057, Register's Office of said County.

This is an improved property commonly known as: 101 Karen Ray Ct, Antioch, TN 37013-3531

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 18th day of April, 2025

**Cin Muan Khai**

State of Tennessee
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cin Muan Khai**, 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 18th day of April, 2025.

Marcia Escobar
Notary Public

My Commission expires: 10 / 25 / 2027.

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**Zen Deih Cing**

State of Tennessee
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Zen Deih 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 18th day of April, 2025.

Marcia Escobar
Notary Public

My Commission expires: 10 / 25 / 2027.

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 4-18-25 (date of document).

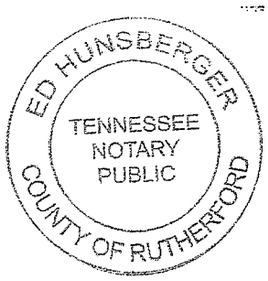
Affiant Signature

5-8-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th of May, 2025

(SEAL)




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