Karen Johnson Davidson County
Batch# 1275979 DEEDWARR
05/21/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250521-0039914

Warranty Deed

ORA KELLER NYHUS TENNESSEE NOTARY PUBLIC My Comm Exp. 08/19/2028 COUNTY OF RUTHERFORD	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$399,900.00~~. Affiant Subscribed and sworn to before me, this the 20th day of May, 2025. Notary Public My commission expires: 8.19.2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lac Keh and Nang Mung	SAME	149-15-0A-182.00-CO
965 Mulberry Hill Place		
Nashville TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KRISTOFER M. VANDER WILT AND CAITLYN B. BAILEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAC KEH, A SINGLE WOMAN, AND NANG MUNG, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), 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. 182 on the Plan of Phase VII, Cambridge Forest of record in Plat at Instrument No. 20190325-0026968, and corrected in Instrument No. 20200127-0009439 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 Kristofer M. Vander Wilt, an unmarried man, and Caitlyn B. Bailey, an unmarried woman, a 1/2 undivided interest each, as tenants in common with right of survivorship by Warranty Deed from Trendmark Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20211101-0145916 Register's Office for Davidson County, Tennessee, dated October 27, 2021 and recorded on November 01, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 965 Mulberry Hill Place, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2025.

Kristofer M. Vander Wilt

Caitlyn B. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristofer M. Vander Wilt and Caitlyn B. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of May, 2025.

Notary Public

DREW BANDY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 05/20/2025 (date of document).

Jami K Averwater

Affiant Signature

05/20/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD