Karen Johnson Davidson County
Batch# 1285546 DEEDWARR
06/18/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20250618-0047876

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 Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $329,900

Carmen Coats
Affiant Signature

Subscribed and sworn to before me on this the 13 day of June, 2025.

Notary Public

My Commission expires 12 / 19 / 2025

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Luz M. Villanueva Necha
3049 Fieldstone Drive
Antioch, TN 37013
SEND TAX BILLS TO:
~~Luz M. Villanueva Necha~~ AS Guaranteed Rate, Inc.
1800 W. Cuyler Ave., Suite 2W
Chicago, IL 60613

MAP AND PARCEL NUMBER: Tax ID #: 15010002600

WARRANTY DEED

25NT00656

Effective the 13 Day of June, 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,

Piang Tuang, a married man

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

Luz M. Villanueva Necha, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Cherry Hills, Section 10-B, of record in Book 5210, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Piang Tuang, a married man from Keith L. Haynie and Dawn L. Haynie, by Warranty Deed dated 04/05/2018 and recorded 04/06/2018 in Instrument No. 20180406-0032400, Register's Office of said County.

****Spouse of Grantor Cing Lek joins in deed for purposes of conveying dower interest****

This is an improved property commonly known as: 3049 Fieldstone Dr, Antioch, TN 37013-1312

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 13 day of June, 2025.

Piang.

Piang Tuang

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Piang Tuang,** 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.

Notary Public

My commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cing

Cing Lek

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cing Lek,** 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.

Notary Public

My commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 13. 2025.

Affiant Signature

17th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028