WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297635 DEEDWARR
07/14/2025 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250714-0055449

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

Kimberly Beard
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF JUNE, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/25/26

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool P.C. 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3415LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Piang Tuang and Cin Than Mang		
4912 Shihmen Drive		
Antioch, TN 37013-3634		162 04 0 015.00

FOR AND IN 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, WE, **BETH TRAPP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PIANG TUANG AND CIN THAN MANG** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 ON THE PLAN OF ANTIOCH PARK, SECTION 4, OF RECORD IN PLAT BOOK 4300, PAGE 119, OF REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Toy B. Trapp, Jr. and wife, Beth Trapp, by Quit Claim Deed from Toy B. Trapp, Jr. dated July 2, 2004, and recorded December 16, 2004, of record in Instrument No. 20041216-0149720, in the Register's Office for Davidson County, Tennessee. Toy B. Trapp, Jr. having since died on or about March 30, 2025, leaving Beth Trapp surviving tenant by the entirety.

Being the same property conveyed to Toy B. Trapp, Jr., by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. dated June 14, 1996, and recorded July 3, 1996, of record in Book 10109, Page 323, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 4912 Shihmen Drive, Antioch, Tennessee, 37013-3634
TAX PARCEL ID/APN: 162 04 0 015.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 4300, Page 119, of the Public Records of Davidson County, Tennessee. Restrictive covenants and conditions contained in instrument recorded in Book 4533, Page 967, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

This is Improved property known as 4912 Shihmen Drive, Antioch, TN 37013-3634

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 20th day of June, 2025.

Beth Trapp

Beth Trapp

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, a Notary Public of said County and State, BETH TRAPP, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

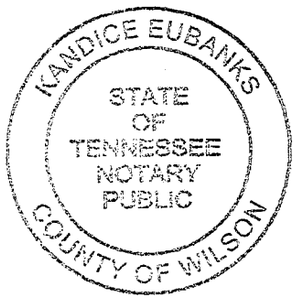
☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at ~~Franklin~~ Hermitage, Tennessee, this 20th day of June, 2025.

Kandice Eubanks

Notary Public

My Commission Expires: 5/28/28



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 6/19/25 (date of document).

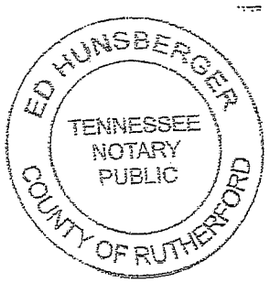
Affiant Signature

7/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of July, 2025.

(SEAL)



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