RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250600065

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300617 DEEDWARR
07/22/2025 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250722-0057703

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
18th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES:

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tial Vang **4773 Crystal Brook Dr.** **Antioch, TN 37013**		**162-16-0D-070.00 CO**

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,

Alois Vincent Abler, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tial Vang, unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section Three, Honey Brook Subdivision, of record in Book 7900, Page 242, as amended in Book 7900, Pages 379 and 380, 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 Alois Vincent Abler, unmarried, by Warranty Deed from Jeffrey L. Shanks and wife, Jeanise D. Shanks, dated 11/5/1997 and recorded 11/6/1997 in Book 10674, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4773 Crystal Brook Dr., Antioch, TN 37013**
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 our hands this 17th day of July, 2025.

Alois Vincent Abler, by Gregory Matthew Abler, Attorney in Fact

Alois Vincent Abler by Gregory Matthew Abler, Attorney in Fact

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STATE OF MICHIGAN
COUNTY OF Wayne

On this the 17th day of July, 2025 before me personally appeared Gregory Matthew Abler to me known to be the person who executed the foregoing instrument in behalf of Alois Vincent Abler as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Alois Vincent Abler.

Witness my hand and official seal at Canton, Michigan, this the 17th day of July 2025.

Commission Expires: 10-15-2028

Linda Gmeiner
Notary Public, LINDA Gmeiner

Power of Attorney recorded in Book _____, Page _____ Register's Office for Davidson County, Tennessee.

202507220057702

LINDA GMEINER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires 10/15/2028
Acting in the County of Wayne

Certificate of Authenticity

I, Amanda Mayner, 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

July 17, 2025.

Date

Affiant Signature

July 21, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **21** day of **July**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON