Name and Address of New Owner:
Ma Let Hoo and Nay Sar
3033 Summercrest Trail
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 1313925 DEEDWARR
08/25/2025 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20250825-0067717

Send Tax Bills To:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 164-10-0A-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David M. Char and Deborah Y. Char, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Ma Let Hoo and Nay Sar, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The following described as follows, to wit:

Situated in the Davidson county, state of Tennessee: being Lot no. 348, on the plan of village three Summerfield as shown by plat of record in plat instrument #20001006-0099706 of the register's office of Rutherford county, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brittney Rich, by Warranty Deed from Gregory S. Pullen and wife, Angela Pullen, of record on April 28, 2011, at Instrument No. 20110428-0032661, Davidson County Register of Deeds. Further being the same property conveyed to Brittney Ramirez and Michael Ramirez, husband and wife, by Quitclaim Deed from Brittney Rich, n/k/a Brittney Ramirez, of record on June 25, 2019, at Instrument #20190625-0061252, Davidson County Register of Deeds.

Being the same property conveyed to David M. Char and Deborah Y. Char, husband and wife, their heirs, successors and assigns by Deed dated April 7, 2021 from Brittney Ramirez and Michael Ramirez, husband and wife, recorded April 9, 2021, in Instrument Number 202104090047784, in the Official Records of Davidson County, Tennessee.

This property is commonly known as 3033 Summercrest Trail Antioch, TN 37013.

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.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2025.

David K Char (SEAL)
David M. Char

Deborah Y. Char (SEAL)
Deborah Y. Char

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of August, 2025, before me personally appeared David M. Char and Deborah Y. Char, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2025.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of August, 2025.

Notary Signature
My commission expires: 2/26/29



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 22, 2025.

J. Carlton Drumwright

August 22, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 22, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY