This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1392686 DEEDWARR
03/13/2026 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20260313-0020238

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 12 Day of Mar, 26.

_____
Notary Public
My Commission expires 12/20/2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/20/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Nu Len
5065 W Oak Highland Dr
Antioch, TN 37013

SEND TAX BILLS TO:
Nu Len
5065 W Oak Highland Dr
Antioch, TN 37013

MAP AND PARCEL NUMBER: 173040A11800CO

WARRANTY DEED
26NT00054

Effective the 12 Day of Mar, 26 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,
Hneng Thang (erroneously vested as Heng Thang) and wife, Rai Kit and Aung Len Thang, unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Nu Len, unmarried

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

A certain tract or parcel of land in Davidson, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Subdivision for Phase I of Oak Highlands of record in Book 6900, Pages 432-435, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Hneng Thang (erroneously vested as "Heng Thang") and wife, Rai Kit and Aung Len Thang, unmarried man by Quitclaim Deed from Heng Thang, Yin Yin Aye and Lal Ro Mawi as recorded 10/06/2015 in Book NA at Page NA as Document 20151006-0101545.

Commonly Known As: 5065 W Oak Highland Dr, Antioch, TN 37013-4228

Tax ID: 173040A11800CO

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 12 day of March, 2026

Hneng Thang

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hneng Thang**, 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

Rai Kit

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rai Kit**, 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

Aung Lian Thang Laungxsah fka Aung Len Thang

Aung Lian Thang Laungxsah fka Aung Len Thang

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Aung Lian Thang Laungxsah fka Aung Len Thang**, 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, Justin Foster 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 3-12-26 (date of document).

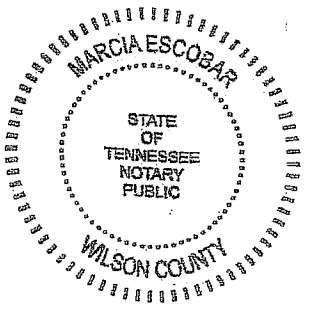
Affiant Signature

3-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Mar, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027