WARRANTY DEED

Karen Johnson Davidson County
Batch# 1405272 DEEDWARR
04/14/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20260414-0030512

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 11/30/27

(AFFIX SEAL)

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nang Muang Nian Dim	NEW OWNER	148-10-0-143.00
(NAME)	(NAME)	
21 Anton Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Erika M. Godwin Saad ., unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nang Muang and Nian Khan Dim, husband and wife,** 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. 1 on the Final Subdivision Plat of Anton Place, of record in Book 9700, Page 376, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Louis Saad and wife Erika M. Godwin Saad from The Regency Group, LLC, by Deed on August 28th, 1998, of record in Book 11100, page 73, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Erika M. Godwin Saad from William L. Saad, II, by Quitclaim Deed on September 4, 2008, of record in Instrument Number 20081002-0100012, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 21 Anton Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 14th day of April, 2026.

Erika M. Godwin Saad .

State of Tennessee
County of Davidson

Personally appeared before me Erika M. Godwin Saad ., with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2026.

Notary Public Judith C. Jacobs
My Commission Expires: 8-21-27

File No.: 202603008

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **April 14, 2026**.

Date

Affiant Signature

4/14/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027