Name and Address of New Owner:
Thang Thawn Kap
279 Cathy Jo Drive
Nashville, TN 37211

Send Tax Bills To:
SWBC Mortgage Corporation
9311 San Pedrow Ave. Suite 100
San Antonio, TX 78216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-12-0-142

Karen Johnson Davidson County
Batch# 1411918 DEEDWARR
04/27/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,115.55
20260427-0036610

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, **Charles K. Hunter, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thang Thawn Kap, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN being lot No. 93 on the Plan of Valley View Meadows, Section 3, as shown on the Plat Book 3700, page 93, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same Property conveyed tp Charles E. Hunter by Quitclaim Deed dated August 16, 2025 from Jeffrey Hammons, recorded October 9, 2025 in Instrument No. 20251009-0080914

Being the same property conveyed to Charles K. Hunter by Quitclaim Deed dated October 24, 2025 from Jeffrey Hammons, recorded October 27, 2025 in Instrument No. 20251027-0085320 in the Register's Office.

Refernece is herby made to Scrivener's error correcting a the initial of Charles E. Hunter to Charles K. Hunter dated March 23, 2026 and recorded March 25, 2026 Instrument No. 20251009-0023577

This is property known as: 279 Cathy Jo Dr. Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of March, 2026.

(SEAL)
Charles K. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2026, before me personally appeared Charles K. Hunter, 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 30th day of March, 2026.

Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $301,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jameka Braden
(Affiant)

Sworn to and subscribed before me this
30th day of March, 2026.

Lisa K R Wagner
Notary Public
My commission expires: Oct. 21, 2028
File No. 2026-8855-MA

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **3/30/26**.

Date

Affiant Signature

4/27/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **27th** day of **April**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

