Karen Johnson Davidson County
Batch# 1414923 DEEDWARR
05/01/2026 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,185.67
20260501-0039043

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ANGELA LYLES TENNESSEE NOTARY PUBLIC My Comm Exp. 01/22/2030 COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 320,450.00.

Affiant

Subscribed and Sworn before me this 1st day of May , 2026.

Notary Public
My commission expires: 1/22/30

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Nataly Bonilla Morales 121 Tomarand Road, Antioch, TN 37013	New Owner	162-04-0-064.00

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, **Porntep W. Zerbe, and Chomphayvanh Soulivong, joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nataly Bonilla Morales, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Antioch Park, Section 5 of record in Book 4460, page 58, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Himmakone Chanthavatdy, married by Warranty Deed from Albert William Hargrove, unmarried, dated August 25, 2011 and recorded on August 26, 2011 of record in Instrument No. 20110826-0066091, Register's Office for Davidson County, Tennessee.
Sonia Chanthavatdy, spouse of Himmakone Chanthavatdy joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Further being the same property conveyed to Porntep W. Zerbe and Chomphayvanh Soulivong, joint tenants with right of survivorship, by Warranty Deed from Himmakone Chanthavatdy, married, dated December 2, 2016 and recorded December 5, 2016 or record by Instrument number 20161205-0127441 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: The Plan, with Owner's Certificate, of record in Book 4460, page 58, said Register's Office, which Plan shows a 3, foot minimum building setback line from Tomarand Road, and easement for public utility and drainage purposes along the rear line of said lot.

This is [X] improved [ ] unimproved property known as 121 Tomarand Road, Antioch, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 1st day of May , 2026.

Porntep W. Zerbe

Chomphayvanh Soulivong

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 1st day of May, 2026, before me personally appeared Porntep W. Zerbe and Chomphayvanh Soulivong, 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 1st day of May, 2026.

Notary Signature
My commission expires: 1/22/30



Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/01/2026** (date of document).

Jami K Averwater

Affiant Signature

05/01/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **1st** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

