Karen Johnson Davidson County
Batch# 1426460 DEEDWARR
05/28/2026 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20260528-0048499

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

(Affiant)

Sworn to and subscribed before me this 21st day of May, 2026.

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/20/2028
WILLIAMSON COUNTY

This Instrument Prepared By:
Red Door Title Services LLC
101 Creekstone Blvd. Ste. 100
Franklin, TN 37064

Name and Address of New Owner:
Fnu Nili & Fnu T Olive
2408 Haskell Dr
Antioch TN 37013

Send Tax Bills To:
New owner
Same

Map & Parcel No: 174-11-0A-427.00-CO

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,

Sawngpai Kuihon and Min Thlawh, a married couple, and Van Thang Lian, a married man, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Fnu Nili and Fnu T. Olive, wife and husband, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 389, on the Plat Cluster-Lot Subdivision Cane Ridge Farms Phase VI Section 2 as the same appears of record in Instrument no. 20060216-0018813, and re-recorded in Instrument No. 20060531-0063598, Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Sawngpai Kuihon and Min Thlawh, husband and wife and Van Thang Lian, a married man by Warranty Deed from Soroush Azadi Nejad and Sheida Mousavi, husband and wife of record in Instrument No. 20210428-0056723 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021. This property is not a marital residence of the Grantor, Van Thang Lian and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute. Van Thang Lian and Isreal Van Thang Lian being one and the same person.

This is __X___ improved _____ unimproved property also known as 2408 Haskell Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), 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 21st day of May, 2026.

_____(SEAL)
Sawngpai Kuihon

_____(SEAL)
Min Thlawh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2026, before me personally appeared **Sawngpai Kuihon and Min Thlawh**, 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 21st day of May, 2026.

_____
Notary Public:
My commission expires: 2/20/28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2026-804

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), 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 21st day of May, 2026.

Van Thang Lian by Desi
Sailema attorney in fact (SEAL)
Van Thang Lian by Desiree Sailema, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Desiree Sailema**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for **Van Thang Lian** and that she is authorized by **Van Thang Lian**, to execute this instrument on their behalf, as evidenced by a Power of Attorney dated on May 15, 2026 recorded in instrument number 20260520-0045804 on May 20, 2026 in register's office for Davidson County, Tennessee.

Witness my hand, at office, this 21st day of May, 2026.

Notary Signature
My commission expires: 02/20/28



Tennessee Certification of Electronic Document

I, Desiree Sailema, 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 5/21/26 (date of document).

Affiant Signature

5/28/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY