Karen Johnson Davidson County
Batch# 1429243 DEEDWARR
06/08/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260608-0051198

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-29
(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Muan Muan		149 02 0 027.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Jonathan E. Linville and Kimberly J. Linville, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Muan Muan and Benjamin Mung, wife and husband**, 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 19 on the plan of Cottage Hill, Section 2, of record in Plan Book 4660, Page 192, Register's Office for said County.

Said Lot No 19 fronts 96 05 feet on the easterly margin of Aileen Drive and extends back 219 24 feet on the northerly line and 148 29 feet on the southerly line to a dead line in the rear, measuring 148 88 feet thereon.

Being the same property conveyed to Albert L. Lanier, Jr. and wife Brenda F. Lanier from A. J. Johnson and Aileen Whitson by Warranty Deed dated July 15, 1976 and recorded on July 29, 1976, in Book 5051, Page 927, Register's Office for Davidson County, Tennessee. Albert L. Lanier, Jr., a/k/a Albert Louis "Bert" Lanier died in Tennessee on May 10, 2018 leaving Brenda F. Lanier as the surviving Tenant by Entireties. Brenda F. Lanier a/k/a Brenda Faye Lanier died in Tennessee on July 25, 2025 leaving as her sole surviving heirs two daughters, Shelley Lanier a/k/a Shelley Ann Brumitt and Jennifer Lanier a/k/a Jennifer Kristen Barett.

Further being the same property conveyed to Jonathan E. Linville and Kimberly J. Linville, husband and wife from Shelley Anne Brumitt and Jennifer Kristen Barrett, the heirs at law of Brenda F. Lanier by Warranty Deed dated September 25, 2025 and recorded on September 29, 2025, in Instrument No. 20250929-0077259, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2117 Aileen Drive, Antioch, TN 37013

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 our hands this 21st day of May, 2026.

Jonathan E. Linville

Kimberly J. Linville

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Jonathan E. Linville and Kimberly J. Linville, the bargainor(s), 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.

WITNESS my hand and official seal of office, this 21st day of May, 2026.

Notary Public
My Commission Expires:
(SEAL)

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 5-29-26 (date of document).

Affiant Signature

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 of May 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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