Karen Johnson Davidson County
Batch# 1440951 DEEDWARR
07/01/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260701-0059539

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000

_____ Affiant
Signature

Subscribed and sworn to before me on this the 26 Day of June, 26.

_____
Notary Public
My Commission expires 4 / 29 / 30

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

NAME AND ADDRESS OF PROPERTY OWNER:
MM Investments, LLC
Min Thura Aung and Khin E. Khin
261 Eisenhower Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Min Thura Aung and Khin E E. Khin
261 Eisenhower Drive,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13413007600

WARRANTY DEED
26NT01373

Effective the 26 Day of June, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Langh Cin Thang and Dim S. Cing husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Min Thura Aung and Khin E E. Khin, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Kenilworth Estates, Section-Four, of record in Plat Book 3300, Page(s) 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fora more complete description of the property.

Being the same property conveyed to Langh Cin Thang and Dim S. Cing husband and wife from Thang Khan Suan and Don San Cing, wife and husband, by Warranty Deed dated 12/18/2019 and recorded 12/26/2019 in Instrument No. 20191226-0132688, Register's Office of said County.

This is an improved property commonly known as: 261 Eisenhower Drive, Nashville, TN 37211-4030

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 26 day of June, 2026

Langh Cin Thang

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Langh Cin Thang**, the within named bargainer, 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.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Dim S. Cing

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Dim S. Cing**, the within named bargainer, 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.

Notary Public

My Commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 6.26.26 (date of document).

Affiant Signature

6.26.26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 of June, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10.25.2027