WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456398 DEEDWARR
08/07/2026 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260807-0072756

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1500 Medical Center Pkwy, Suite 16, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rafael Zarate	United Mortgage Lending	Parcel ID: 176 01 0 045.00
(NAME) 4420 LaVergne Couchville Pike	(NAME) 700 South Blvd East	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pontiac, MI 48341	
(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, **Sian Ngen Khan Sing and Dim Ngaih Khawl, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rafael Zarate, unmarried** , 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:

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

Being Lot No. 73 on the Plan of Hickory Woods Estates, Section A of record in Plat Book 6900, Page 511, corrected by a Surveyor's Certificate of Correction recorded in Book 7582, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Sian Ngen Khan Sing and Dim Ngaih Khawl, husband and wife from Don Lam Ciing, a married woman by Warranty Deed dated May 17, 2021 and recorded on May 25, 2021 in Instrument No. 20210525-0070429, Register's Office of Davidson County, Tennessee.

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 4420 LaVergne Couchville Pike, 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 3rd day of August, 2026

Sian Ngen Khan Sing

Dim Ngaih Khawl

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sian Ngen Khan Sing and Dim Ngaih Khawl, husband and wife, the within named bargainor, 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, this the 3rd day of August, 2026.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-21-2028

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 4th day of August, 2026

8/4/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 4th day of August, 2026

Notary Signature

Commission Expiration Date: 4/22/2028

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/22/2028
WILSON COUNTY