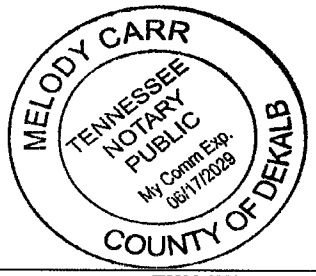
Karen Johnson Davidson County
Batch# 1480964 DEEDWARR
10/06/2026 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,133.31
20261006-0091943

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,300.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2026.

Notary Public

My commission expires: 6-17-29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Thang	New Owner(s)	050-14-0-131.00
411 Old Hickory Chase Dr.	same	
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAULA ANN MONTE, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID THANG, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 353 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office for said County, to which said plan reference is made for a more complete legal description.

Being the same property conveyed to Paula Ann Monte, an unmarried person by Warranty Deed from Carl R. Johnson, Jr, married of record in Instrument No. 20121226-0118337 Register's Office for Davidson County, Tennessee, dated December 20, 2012 and recorded on December 26, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3224 Spears Road, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2026.

Paula Ann Monte

Paula Ann Monte

STATE OF Texas
COUNTY OF Montgomery

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Paula Ann Monte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2026.

Notary Public

My Commission Expires: 04/12/2029

Monique R. Major
ID NUMBER
13162086-5
COMMISSION EXPIRES
April 12, 2029

Electronically signed and notarized online using the Proof platform.

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 10/01/2026 (date of document).

Jami K Averwater

Affiant Signature

10/02/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of October, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

MELODY CARR
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/17/2029
COUNTY OF DEKALB