Karen Johnson Davidson County
Batch# 1483045 DEEDWARR
10/12/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $980.13
20261012-0093369

Name and Address of New Owner:
En Khaw Suan and Man Lam Lian
5170 Hickory Hollow
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
Primis Mortgage Company
5535 Currituck Drive
Ste. 120
Wilmington, NC 28403

Map & Parcel(s):
163 05 0B 099.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger Miller and Kelly Tinker, husband and wife,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **En Khaw Suan and Man Lam Lian, husband and wife,** hereinafter called the GRANTEE, their heirs, successors 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 Unit No. 99 (referred to as Lot No. 99) on the Plan of MILL PARK, PHASE II (FORMERLY HICKORY HOLLOW TOWNHOMES), as shown on the plat of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plat reference is shown for an exact location of said lot.

Being the same property conveyed to Roger Miller, Married and Kelly Tinker, Married, as joint tenants, by Quitclaim Deed from Barry Workman, married, of record in Instrument No. 20260415-0030969, in the Register's Office of Davidson County, Tennessee, dated April 15, 2026, and recorded on April 15, 2026.

Subject property is investment property and is not the primary residence of the Grantors.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5170 Hickory Hollow Pkwy, 227, 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 GRANTEE, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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 hand this 30 day of Sept, 2026.

Roger Miller

Roger Miller

Kelly Tinker 9/30/26

Kelly Tinker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30 day of Sept, 2026, before me personally appeared Roger Miller and Kelly Tinker, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 30 day of Sept, 2026.

Notary Signature
My commission expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$263,000.00~~ LKRW $264,900.

Affiant Signature

Subscribed and sworn to before me, this the 30 day of Sept, 2026.

Notary Public
My Commission Expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashley Adams, 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 **09.30.2026**.

Date

Affiant Signature

10.08.2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **8th** day of **October**, 2026.

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

