BILL GARRETT, Davidson County
Trans:T20170044196 DEEDWARR
Recvd: 05/24/17 13:35 3 pgs
Fees:18.00 Taxes:1184.00
20170524-0051738

G#29725-2

BOX #14

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176389

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2017.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ricky Nguyen and Hoa Nguyen 1301 Napa Point East Antioch, TN 37013	"New Owners"	173040A40000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Soyon Charousapha and Danny Charousapha, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ricky Nguyen, a married man, as to a 50% undivided interest, and Hoa Nguyen, an unmarried man, as to a 50% undivided interest, as joint tenants with right of survivorship**, 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. 352 on the Final Plat, Section Five, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20050124-0008664, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Danny Charousapha and Soyon Charousapha, husband and wife, by Warranty Deed from S & Y Construction, Inc., a Tennessee corporation, dated November 30, 2005, recorded December 6, 2005, of record in Instrument No. 20051206-0146615, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance, legal description is being corrected as to correct plat information due to Scrivener's Errors in previous deeds.

This is ☒ Improved OR ☐ Unimproved property located at: 1301 Napa Point East, Antioch, TN 37013

a/k/a 1205 Syrah Drive, Antioch, TN 37013 (corner lot)

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of Danny Charousapha, by Soyon Charousapha pursuant to the Power of Attorney executed by Danny Charousapha on May 4, 2017, of record in Instrument No. 20170524-0051737, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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

IN **WITNESS** WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2017.

X Soyon Charousapha
Soyon Charousapha

X Danny Charousapha by Soyon Charousapha, Attorney in fact
Danny Charousapha, by
Soyon Charousapha, his
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Soyon Charousapha**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2/25/20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Soyon Charousapha pursuant to the Power of Attorney executed by Danny Charousapha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of Danny Charousapha, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 22nd day of May, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission Expires: 2/25/20

EXHIBIT "A"
TO Warranty Deed
From: Soyon Charousapha and Danny Charousapha
To: Ricky Nguyen and Hao Nguyen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

X _____
Affiant

WITNESS my hand and seal at office this 22nd day of May, 2017.

_____
Notary Public
My Commission Expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020