THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176612

Davidson County DEEDWARR
Recvd: 08/15/17 11:45 3 pgs
Fees:18.00 Taxes:966.63
**20170815-0083592**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $261,250.00

Affiant

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

Subscribed and sworn to before me, this the 14th day of August, 2017.

Notary Public
My Commission Expires: 5-27-19

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Derek William Kozakiewicz<br>633 American Road<br>Nashville, TN 37209 | New Owner | 090-11-0-054.00 |

# 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, **Tommy Hoang and Phuong Hue Nguyen, husband and wife, and De V. Hoang, unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Derek William Kozakiewicz and Morgan F. Kozakiewicz, husband and wife,** 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. 52 on the plan of Charlotte Park, Section I, of record in Plat Book 2663, Pages 2-6, as amended in Book 2707, Page 209, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Quit Claim Deed from Angie Hoang to Tommy Hoang and De V Hoang as recorded on the 6th day of September, 2011 in Instrument No. 20110906-0068873 and Warranty Deed from Mato Komsic and wife Slavica Komsic to Tommy Hoang and wife Angie Hoang and De V Hoang, unmarried as recorded on the 15th day of August, 2011 in Instrument No. 20110815-0062706, in the Register's Office of Davidson County, Tennessee.

Phuong Hue Nguyen joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: 633 American Road, Nashville, TN 37209

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said 2016 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.

**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 _____ day of August, 2017.

X _____
**Tommy Hoang**

X _____
**Phuong Hue Nguyen**

X _____
**De V. Hoang**

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Tommy Hoang, Phuong Hue Nguyen, and De V. Hoang**, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 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

# True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019