Karen Johnson Davidson County
Batch# 221519 DEEDWARR
04/24/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20190424-0037802

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $160,000.00 Affiant Subscribed and sworn to before me, this 22 day of April, 2019. Notary Public My commission expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hamza Said	Hamza Said	**147070A00800CO**
4954 Edmondson Pike Unit #8	703 Desmond Drive	
Nashville, TN 37211	Nashville TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thuy Le Huynh and Hung V. Phan, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hamza Said, 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:

Land in Davidson County, Tennessee, being Unit No. 8 on the Site Plan, Phase II, Woodlea Place Townhomes, of record in Book 9700, page 52, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thuy Le Huynh and Hung V. Phan, wife and husband, by Warranty Deed from Jianfel Sun and Jue Zhou, husband and wife, dated July 17, 2018, of record in Instrument No. 20180719-0070545, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Jianfel Sun and Jue Zhou, husband and wife, by Warranty Deed from Abby N. Gifford and Abby Nicole Stephens, dated November 23, 2015, of record in Instrument No. 20151124-0119031, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 1850, page 566, and amended in Book 4750, page 536, said Register's Office.

Declaration of CCR in Book 5197, page 544, said Register's Office.

By-Laws in Book 5197, page 585, said Register's Office.

Easements of record in Book 3255, page 532, said Register's Office.

Rules and Regulations in Book 6636, page 970, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4954 Edmondson Pike Unit #8, Nashville, TN 37211.

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 in 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.

Thuy Le Huynh by Liem Vo, Attorney in Fact
Thuy Le Huynh Date: 4/22/19
By: Liem Vo, Attorney in Fact

Hung V. Phan by Liem Vo, Attorney in Fact Date: 4/22/19
Hung V. Phan
By: Liem Vo, Attorney in Fact

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Liem Vo, 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 within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Thuy Le Huynh and Hung V. Phan and that she is authorized by Thuy Le Huynh and Hung V. Phan to execute this instrument on their behalf.

Witness my hand, at office, this 22 day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

