Karen Johnson Davidson County
Batch# 228719 DEEDWARR
05/10/2019 03:00:26 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190510-0044298

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $. 195,000.00 Affiant Subscribed and sworn to before me, this the 9th day of May, 2019. Notary Public My commission expires:

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:
Jim David Barlow	NEW OWNER	092160H20600CO
806 18th Avenue South		
Nashville, TN		

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, **NGOC-QUYNH WELLS FKA NGOC-QUYNH NGUYEN, MARRIED*, AND LINDA NGUYEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM DAVID BARLOW**, 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 Unit 206, and one parking space, University House Condominium, as established under Master Deed of record in Instrument Number 20070418-0046460, as amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Ngoc Quyng Nguyen, a single person and Linda Nguyen, a single person by Warranty deed from William D. Hadley and wife, Kathy Hadley of record in Instrument No. 20080620-0063858 Register's Office for Davidson County, Tennessee, dated June 16, 2008 and recorded on June 20, 2008.

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

The address of the herein described property is believed to be 806 18th Avenue South 206
Nashville, TN 37203, 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.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property

as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 9th day of May, 2019.

Ngoc-Quynh Wells FKA NGOC-QUYNH NGUYEN

Justin Wells CWC

STATE OF Massachusetts
COUNTY OF Hampden

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nqoc-Quynh Wells, 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 the 8 day of May, 2019.

Notary Public

CAROLYN S. HULIT
MY COMMISSION EXPIRES
OCT 4 2024
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

My Commission Expires:
Oct 4, 2024

STATE OF Tennessee
COUNTY OF Davidson

CWC

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Nguyen, 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 the ____ day of May, 2019.

Notary Public

My Commission Expires:

Linda Nguyen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Nguyen, 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 the 8th day of May, 2019.

Notary Public

My Commission Expires:

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019