WARRANTY DEED

File #2019042357

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,577.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van Thanh Nguyen and Anh Thy Nguyen Phan	NEW OWNER	041.01-0A-051.00 CO
(NAME)	(NAME)	
4512 Queens Lane	4512 Queens Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **David J. Mathieu and Adrienna T. Mathieu, Trustees of the David J. Mathieu and Adrienna T. Mathieu Family Revocable Living Trust Dated April 30, 2008,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Van Thanh Nguyen and Anh Thy Nguyen Phan,** 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:

Being Lot No. 49, on the plan of Final Plat of Cobblestone Creek phase 1-A, as the same appears of record in Instrument No. 20050610-0066806, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to David J. Mathieu and Adrienna T. Mathieu, Trustees of The David J. Mathieu and Adrienna T. Mathieu Family Revocable Living Trust dated April 30, 2008, by grant deed from David J. Mathieu and Adrienna T. Mathieu, dated 9-12-2011, of record in Instrument No. 20140414-0030809, said Register's Office.

This conveyance is subject to: Taxes for the year 2019, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20050610-0066806, said Register's Office.; Restrictive covenants of record in Instrument No. 20041208-0146322, said Registers Office; Charter to the Homeowners Association of record in Instrument No. 20041208-0146324, said Registers Office; Stormwater Detention Agreement of record in Instrument No. 20040304-0024829, said Registers Office.

Karen Johnson Davidson County
Batch# 228782 **DEEDWARR**
05/13/2019 08:44:05 AM 3 pgs
Fees: $18.00 Taxes: $871.63

20190513-0044391

unimproved ☐
This is improved ☒ property, known as **5444 Daniel Ray Drive, Whites Creek, TN 37189**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 8TH day of May, 2019.

David J. Mathieu - co trustee

David J. Mathieu, Co-Trustee

Adrienna T. Mathieu - Co trustee

Adrienna T. Mathieu, Co-Trustee

STATE OF CALIFORNIA

COUNTY OF Ventura

Before me, the undersigned Notary Public, personally appeared David J. Mathieu and Adrienna T. Mathieu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as Co-Trustees of the David J. Mathieu and Adrienna T. Mathieu Family Revocable Living Trust Dated April 30, 2008.

Witness my hand and official seal at this 8 day of May, 2019.

Commission expires:

See attached

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On 5/8/2019 before me, Paul Varblow, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Adrienna Teresa Mathieu &
David Joseph Mathieu,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

PAUL VARBLOW
Notary Public - California
Ventura County
Commission # 2166145
My Comm. Expires Sep 29, 2020

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: _____
Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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