Karen Johnson Davidson County
Batch# 230188 DEEDWARR
05/15/2019 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190515-0045815

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW19159

File # 19-100164

Send Tax Bills To:

New Owner

New Owner is:
Jason Nguyen
Vy Tuong Vu
445 Carl Miller Drive
Antioch, TN 37013

MAP: 173-01-0
PARCEL: 151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Thien Van Nguyen and Dien T. Duong**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason Nguyen and Vy Tuong Vu, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 445 Carl Miller Drive, Antioch, TN 37013

LAND in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32 on the Plan of Monte Carlo, Section 2B, of record in Plat Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Thien Van Nguyen and Dien T. Duong, as tenants by the entireties, by Warranty Deed from John J. Fox and Shirley Jane Fox, a married couple, dated 11/30/15 and recorded 12/8/15 in Instrument No. 20151208-0123515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of May, 2019.

GRANTOR:

Thien Van Nguyen

Thien Van Nguyen

DIEN T DUONG

Dien T. Duong

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thien Van Nguyen and Dien T. Duong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of May, 2019.

M. Lynn Bodden

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of May, 2019.

Lisa Stewart

NOTARY PUBLIC
My Commission Expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

