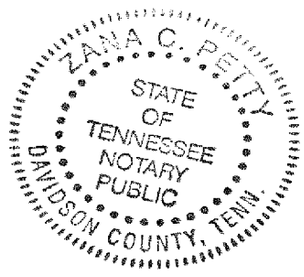
Karen Johnson Davidson County
Batch# 240697 DEEDWARR
06/07/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $273.80
20190607-0054955



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2019.

Notary Public

My commission expires:
5.2.22

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:
Housing Quick Fix Associates, LLC	**New Owner**	**133160A18200CO**
P.O. Box 110121		
Nashville, TN 37222		

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,

Dien Nguyen, unmarried

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

Housing Quick Fix Associates, LLC

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 known as Unit No. N-4, of Harding glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; Book 9397, Page 814; Book 11509, Page 965 and in Instrument No. 20070926-0114999, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Dien Nguyen, by Warranty Deed from Adeel and Sams Rentals, LLC, a Tennessee Corporation, dated April 13, 2016, of record in Instrument No. 20160415-0036177, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Book 6400, page 365, Instrument No. 200709260114999, said Register's Office.

Restrictions of record in Book 9397, page 814, Book 11509, page 965, Book 6732, page 68, Book 11509, page 966, Book 9974, page 107, 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.

Power of Attorney of record in Instrument # 20190607-0054954
said Register's Office

This is improved (_X_) unimproved (_____) property known as 270 Tampa Drive Apt N4, 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.

Dien Nguyen by Liem Vo AIF Date: 6/3/19
Dien Nguyen
By: Liem Vo, Attorney In Fact

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Liem Vo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that she is the attorney in fact for Dien Nguyen, and that she is authorized by Liem Vo to execute this instrument on his behalf.

Witness my hand, at office, this 3rd day of June 2019.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

NOTARY PUBLIC

My Commission Expires: 10/17/21

True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

