Karen Johnson Davidson County
Batch# 271014 DEEDWARR
08/14/2019 08:40:25 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20190814-0080870

G#32043-2
Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX #14

File #19-1233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph M. Hopfensperger and wife, Susan M. Hopfensperger**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Truyen Huynh, a married man**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 22 on the Plan of First Revision of Meade Vue Subdivision as of record in Plat Book 9700, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ralph M. Hopfensperger and wife, Susan M. Hopfensperger, by deed from Imam Mahi Chowdhury, married, dated September 16, 2005, of record in Inst. No. 20050928-0116439, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7817 Dan Kestner Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of August, 2019.

Ralph M. Hopfensperger

Susan M. Hopfensperger

State of Tennessee)
County of Davidson)

On this 13th day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ralph M. Hopfensperger and Susan M. Hopfensperger, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 362,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of August, 2019.

Notary Public

My Commission Expires: My Comm. Expires Sept. 22, 2019

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NEW OWNER:
Truyen Huynh
7817 Dan Kestner Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
"New Owner"

TAX MAP-PARCEL #:
128-10-0-252.00