THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190821990

Karen Johnson Davidson County
Batch# 275082 **DEEDWARR**
08/22/2019 10:10:43 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20190822-0084467

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2019.

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 8, 2021

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carolyn Lawrence 4509 Price Circle Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 119-02-257.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Qui Van Nguyen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Lawrence, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Rosewood Estates, Section One, as of record in Book 4955, Page 29, Register's Office for said County, to which plan reference is made for a complete description of said lot.

Being the same property conveyed to Qui Van Nguyen and wife, Xuan Chau Nguyen by Warranty Deed from W. W. Watkins, Inc., a Tennessee corporation, recorded on the 23rd day of January, 1996 in Deed Book 9925, Page 568, in the Register's Office of Davidson County, Tennessee.

Xuan Chau Nguyen having since died on June 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEWOOD ESTATES, SECTION ONE, as recorded in Plat Book 4955, Page(s) 29, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5110, Page 595; Book 5176, Page 649 and Book 5264, Page 598, in the Register's Office of Davidson County, Tennessee.

Easement for Telecommunications Easement, recorded in Instrument No. 20120228-0017172, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2405 Glenrose Avenue Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2019.

Qui Van Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Qui Van Nguyen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2019.

Notary Public

