Name and Address of New Owner:
Tuyet Nguyen and Hien Le
175 Luna Dr.
Nashville, TN 37211

Send Tax Statements To:
Tuyet Nguyen et al
2519 Regency Park Dr.
Murfreesboro, TN 37129

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-19111789

Map and Parcel: 148 03 0 027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Rodney Moran and Darla Rae Tesch Moran**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tuyet Nguyen, a single woman, and Hien Le, a single woman**, 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, and being all of Lot No. 209, Plan of Cherokee Hills, Section Two, according to survey and plat of same appearing of record in Book 3106, page 149, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 209 fronts 70.0 feet on the southerly side of Luna Drive and extends back 246.0 feet on the easterly line and 239.0 feet on the westerly line to and dead line in the rear, measuring 70.2 feet thereon.

Being the same property conveyed to James Rodney Moran and Darla Rae Tesch Moran by Quitclaim Deed filed for record on November 15, 2006 in Instrument Number 20061115-0141651, of the Rgeister's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Cherokee Hills of record in Book 3464, page 73; All matters as set forth per Book 3106, page 149; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6171, page 990; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 175 Luna Dr., Nashville, TN 37211

Karen Johnson Davidson County
Batch# 318843 **DEEDWARR**
11/25/2019 10:07:22 AM 2 pgs
Fees: $13.00 Taxes: $810.30



20191125-0121344

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 assigns, 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 hand this 22nd day of November, 2019.

James Rodney Moran

James Rodney Moran

Darla Rae Tesch Moran

Darla Rae Tesch Moran

State of Tennessee

County of Rutherford

Personally appeared before me, James Rodney Moran and Darla Rae Tesch Moran with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of November, 2019.

Notary Public

My Commission Expires: 5/22/22

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $219,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of November, 2019.

Notary Public

My Commission Expires: 4-20-20

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

LISA D. TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY