Karen Johnson Davidson County
Batch# 336533 DEEDWARR
12/31/2019 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,430.05
20191231-0134631

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 589356

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60830
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Adam Dubey Stephanie A. Skuratowicz 112 Holt Branch Court Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 180030A01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$386,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hoan Duc Bui and Vanessa Suong Bui, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **James Adam Dubey and Stephanie A. Skuratowicz,** husband and wife, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Stone Creek Park, Section 1B, of record in Book 9700, page 389, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hoan Duc Bui, unmarried by Warranty deed from Ashley Ammons Jarrell, unmarried, dated March 20, 2015 and recorded on March 23, 2015, of record in Instrument No. 20150323-0024659, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated August 26, 2015, recorded September 1, 2015, of record in Instrument No. 20150901-0088647, said Register's Office, subject property was conveyed to Hoan Duc Bui and wife, Vanessa Suong Bui.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 389, said Register's Office, which Plan shows a 20, foot minimum building setback line from Halt Branch Court and the rear line, and 10 foot easement for public utility purposes along the easterly line of said lot and a 5 foot easement for drainage purposes along the westerly line of said lot and easement for the flow of Holt Creek lying to the rear of subject property. The Declaration of Covenants, Conditions and Restrictions of record in Book 10324, page 365; amended in Instrument No. 20010719-0076875, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 112 Holt Branch Court, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 19th day of December, 2019.

Hoan Duc Bui

Vanessa Suong Bui

State of Tennessee

County of Davidson

On this 19th day of December, 2019, before me the undersigned authority, personally appeared Hoan Duc Bui and Vanessa Suong Bui, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $386,500.00.

Affiant

Sworn and subscribed before me this 19th day of December, 2019.

Notary

My Commission Expires: July 24, 2023

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

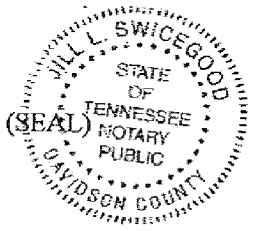
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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