WARRANTY DEED

19-CD-765

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,230.66.

Leslie McCallum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2019.

Gail Dornan
Notary Public

MY COMMISSION EXPIRES: __
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 336632 **DEEDWARR**
12/31/2019 08:45:50 AM 2 pgs
Fees: $13.00 Taxes: $892.55

20191231-0134748

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-765

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Revive Property Solutions, Inc.	Revive Property Solutions, Inc.	064 080 A 083.00 CO
(NAME) 625 Bakers Bridge Ave # 105-42	(NAME) 625 Bakers Bridge Ave #105-42	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-One Thousand Two Hundred Thirty And 66/100 Dollars ($241,230.66), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMANTHA THUY VU AND AS THUY THI VU NOW KNOWN AS SAMANTHA THUY TRAN VIA NAME CHANGE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REVIVE PROPERTY SOLUTIONS, INC.**, 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 Lot No. 45, on the plan of Section Three, Merritt Downs of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samantha Thuy Vu, by Quitclaim Deed, from Huy Anh Ho and wife, Thuy Thi Vu n/k/a Samantha Thuy Vu, dated May 23, 2013, recorded May 31, 2013, of record in Instrument No. 20130531-0054765, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Huy Anh Ho, a married man and Thuy Thi Vu, his wife, by Warranty Deed, from Beazer Homes Corp., a Tennessee corporation, dated August 22, 2005, recorded September 1, 2005, of record in Instrument No. 20050901-0105098, Register's Office for Davidson

County, Tennessee.

Thuy Thi Vu, Samantha Thuy Vu n/k/a Samantha Thuy Tran joins in this conveyance to fully convey all interest.

unimproved ☐
This is improved ☒ property, known as 2113 Remington Park Road, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30th day of December, 2019.

Samantha Thuy Vu

Thuy Thi Vu

Samantha Thuy Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2019, before me personally appeared Samantha Thuy Vu and as Thuy Thi Vu now known as Samantha Thuy Tran via name change to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 30th day of December, 2019.

Commission Expires: _____

Notary Public

GAIL DORNAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023