G#32795-2

WARRANTY DEED	State of Tennessee County of Rutherford The actual consideration or value, whichever is greater, for this transfer is **$365,000.00.** Affiant Subscribed and sworn to before me, this the 17th day of January, 2020. Notary Public My commission expires: 3/31/2020 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 345364 DEEDWARR
01/21/2020 08:46:22 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200121-0006745

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY TONJA COX

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Theodros Belay Wassie and LemLem Dejena Hailemariam	Theodros Belay Wassie and LemLem Dejena Hailemariam	**173 04 0 A 400 00 CO**
1301 Napa Point East	1301 Napa Point East	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ricky Nguyen, a married man, as to a 50% undivided interest, and Hoa Nguyen, an unmarried man, as to a 50% undivided interest, as joint tenants with right of survivorship, and joined by Thanh Mai Truong, spouse of Ricky Nguyen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theodros Belay Wassie and LemLem Dejena Hailemariam, husband and wife

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. 352 on the Final Plat, Section Five, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20050124-0008664, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ricky Nguyen, a married man, as to a 50% undivided interest, and Hoa Nguyen, an unmarried man, as to a 50% undivided interest, as joint tenants with right of survivorship, by Warranty Deed dated May 22, 2017, from Soyon Charousapha and Danny Charousapha, wife and husband, of record in Instrument No. 20170524-0051738, Register's Office for Davidson County, Tennessee. The said Hoa Nguyen having married.

THANH Mai Truong, spouse of the above named Ricky Nguyen, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20050124-0008664, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Oak Highlands, of record in Book 7350, Page 24, and re-recorded in Book 7367, Page 587, and amended in Book 8765, Page 77, Register's Office for Davidson County, Tennessee;

3) By-Laws of Oak Highlands Homeowners Association, Inc., of record in Book 7367, Page 615, and as amended in Book 8765, Page 90, Register's Office for Davidson County, Tennessee;

4) Charter of Oak Highlands Homeowners Association, Inc., of record in Book 7337, Page 529, and as amended in Book 8765, Page 100, and Articles of Merger into Oak Highlands/Deer Valley Homeowners Association, Inc., in Instrument No. 20070807-0093758, Register's Office for Davidson County, Tennessee;

5) All matters shown on the Boundary Plat of record in Book 6900, Page 431, said Register's Office;

6) Deeds of Conveyances for water mains to Metropolitan Government of record in Book 7748, Page 448, in Book 7748, Page 453, in Book 7748, Page 408, and in Book 7748, Page 412, said Register's Office;

7) Conveyance of Open Space to Oak Highlands/Deer Valley Homeowners Association, Inc., of record in Instrument No. 20130523-0052438, said Register's Office;

8) Storm Water Detention Agreement of record in Book 7189, Page 379, Register's Office for Davidson County, Tennessee;

9) Rights of Ingress and Egress for Spring Water of record in Book 1318, Page 518, said Register's Office; and,

10) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **1301 Napa Point East, Antioch, TN 37013**.

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 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.

Witness my/our hand(s) this **17th** day of **January, 2020.**

Ricky Nguyen

Thanh Mai Truong

Hoa Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ricky Nguyen and wife, Thanh Mai Truong, and Hoa Nguyen, an unmarried man,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **January, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21