This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $70,000.00.

Affiant

Subscribed and sworn before me this the 21 day of January, 2020.

Notary Public
My commission expires: 12/11/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 346092 DEEDWARR
01/22/2020 08:40:21 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20200122-0007668

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dien Ngoc Nguyen 441 Harding Place # C2 Nashville, TN 37211	New Owner	147-03-0A 042.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KENT O'JON AND CHRYSTAL ALLEN-O'JON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DIEN NGOC NGUYEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-2 on the Plan of Harding Place Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, pages 571-572, Register's Office for Davidson County, Tennessee, for a more complete identification and description if said Unit.

Being the same property conveyed to Kent O'Jon and wife, Chrystal Allen-O'Jon, by deed from Matt McKinney, unmarried, dated 12/11/2009, of record in Instrument No. 20091211-0113464, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 441 Harding Place # C2, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17 day of January, 2020.

Kent O'Jon by Allmon
Kent O'Jon
BY: Jay Nelson as Attorney-in-fact Atty in fact

Chrystal Allen-O'Jon by Allmon
Chrystal Allen-O'Jon
BY: Jay Nelson as Attorney-in-fact
Atty in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of January, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kent O'Jon by Specific POWER OF ATTORNEY dated 1/16/2020, and who acknowledged that he executed the same as the free act and deed of Kent O'Jon.

Witness my hand and official seal this 21st day of January, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of January, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Chrystal Allen-O'Jon by Specific POWER OF ATTORNEY dated 1/16/2020, and who acknowledged that he executed the same as the free act and deed of Chrystal Allen-O'Jon.

Witness my hand and official seal this 21st day of January, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022