Karen Johnson Davidson County
Batch# 363203 DEEDWARR
02/26/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $296.00
20200226-0021323

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 Sumner

The actual consideration or value, whichever is greater, is $80,000.00.

Affiant

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Subscribed and sworn before me this the 26th day of February, 2020.

Notary Public
My commission expires: OCT 2 0 2020

WARRANTY DEED

Address of New Owner:
Dien Ngoc Nguyen
370 Wallace Rd #D-17
Nashville, TN 37211

Send Tax Bill to:
New Owner

Tax Information:
147-03-0B 068.00

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:

Land in Davidson County, Tennessee, being Unit No. D-17, on the plan of Southern Hills Condominiums, according to the Master Deed of record In Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth In Exhibit A-1 of said Master Deed. Reference Is hereby made to the plat of Southern Hills Condominiums as set forth In Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being the same property conveyed to Kent Ojon by deed from Holly Hills Apartments, LLC, a Tennessee Limited Liability Company, dated 10/01/2003, of record in Instrument No. 20031013-0151335, said Register's Office.

Chrystal Allen-O'Jon, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying HER marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 370 Wallace Rd #D-17, 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.

KAJ by AA Alj
CAO by AA Alj

Witness my hand this the 19th day of February, 2020.

Kent O'Jon
BY: Jay Nelson as Attorney-in-Fact

Chrystal Allen-O'Jon
BY: Jay Nelson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th of February, 2020, 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 Ken O'Jon by Specific POWER OF ATTORNEY dated February 10, 2020, and who acknowledged that he executed the same as the free act and deed of Ken O'Jon.

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

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 of February, 2020, 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 February 10, 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 February, 2020.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY