This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 4-20-6396

Karen Johnson Davidson County
Batch# 369687 DEEDWARR
03/09/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20200309-0026383

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-20-6396

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $308,000.00

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 9th day of March, 2020

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher G. Henry 781 Goodpasture Terrace Nashville, TN 37221	Sierra Pacific Mortgage Company, Inc. 10700 Virginia Pine Way Suite 202 Knoxville, TN 37932	156 02 0 105.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tony Nguyen Unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher G. Henry**, hereinafter called the Grantee(s), his/her/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. 605 on the plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, as amended in Book 5051, Page 89, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Said Lot No. 605 fronts 72.0 feet on the Southeasterly margin of Goodpasture Terrace and extends back 195.0 feet on the northeasterly line and 191.5 feet on the Southwesterly line to a dead line in the rear, measuring 87.5 feet thereon.

Being the same property conveyed to Tony Nguyen, a married man and Truc T. Cam, a married woman, joint tenants, by Warranty Deed from Venture Creek LLC, of record in Instrument No. 20160602-0055551, in the Register's Office of Davidson County, Tennessee, dated May 25, 2016 and recorded on June 02, 2016.

Being the same property conveyed to Tony Nguyen, by QuitClaim Deed from Truc T. Cam, of record in Instrument No. 20180321-0026858, in the Register's Office of Davidson County, Tennessee, dated March 21, 2018 and recorded on March 21, 2018.

This is improved property located at: **781 Goodpasture Terrace, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March, 2020.

GRANTOR:

Tony Nguyen

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony Nguyen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of March, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

