Karen Johnson Davidson County
Batch# 373920 DEEDWARR
03/18/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,884.60
20200318-0029837

Warranty Deed

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY MY COMMISSION EXPIRES 7-27-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $509,350.00. Affiant Subscribed and sworn to before me, this the 13th day of March, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Han Tran & Huy Vo	CMG FINANCIAL	072-07-0I-001.00-CO
1441 Huffine Street	3160 CROW CANYON RD # 400	
Nashville, TN 37216	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GUERRIER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAN TRAN AND HUSBAND, HUY VO**, 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 Unit A as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1238C McGavock Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20181113-0111576, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Beginning at a point in the Southerly margin of McGavock Pike; marked by a monument which point in the beginning of a curve and is located 24.5 feet Westwardly from the intersection of the Southerly margin of McGavock Pike with a Westwardly margin of Huffine Street projected; thence Southeastwardly around said curve with a radius of 20 feet, 35.3 feet to a point in the Westerly margin of Huffine Street; thence with the margin of said street, Southwardly 176.3 feet to an iron pin; thence Westwardly 60 feet to an iron pin; thence Northwardly 189 feet to a point in the Southerly margin of said McGavock Pike; thence with the margin of the same Eastwardly 35.8 feet to the point of beginning.

Being a portion of the same property conveyed to Virgie White by Special Warranty deed from Shriners Hospital for Crippled Children of record in Book 9009, page 937, Register's Office for Davidson County, Tennessee, dated June 11, 1993 and recorded on July 9, 1993.

Being a portion of the same property conveyed to Alton Embry by QuitClaim deed from Virgie Lee White Embry of record in Instrument No. 20010517-0051111 Register's Office for Davidson County, Tennessee, dated October 19, 2000 and recorded on May 17, 2001.

Being a portion of the same property conveyed to Alton Embry and wife Tracy Embry by Quit

Claim deed from Alton Embry of record in Instrument No. 20051020-0126421 Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded on October 20, 2005.

Being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company by Warranty deed from Alton Embry and wife Tracy Embry of record in Instrument No. 20180524-0049910 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 24, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1441 Huffine Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of March, 2020.

Guerrier Development, LLC, a Tennessee Limited Liability Company

By: _____
Elde Guerrier, Member

By: _____
DeLisa Guerrier, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elde Guerrier, Member and DeLisa Guerrier, Member , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Guerrier Development, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 13th day of ~~March, 2020.~~

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. HORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022