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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $345,000.00.

Tien Dang
Affiant

Subscribed and sworn before me this the 1st day of May, 2020.

Megan Paulus
Notary Public
My commission expires: 3/7/23

Karen Johnson Davidson County
Batch# 395520 **DEEDWARR**
05/04/2020 03:09:46 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200504-0046453

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tien Dang ~~6561~~ 6563 Marauder Drive Nashville, TN 37209	NOVUS HOME MORTGAGE 20955 SWENSON DR STE 420 WAUKESHA WI 53186	102-03-0 140.00

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, **SAMUEL W. HIRT AND WIFE, MELANIE D. HIRT,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TIEN DANG** unmarried, 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 Lot No. 1242 on the Plan of Section 20, Charlotte Park, as of record in Book 3600, page 90, Register's Office for said County.

Said Lot No. 1242 fronts 72 feet on the south side of Marauder Drive, as measured around a slight curve, and extends back 144.3 feet on the west line and 148.9 feet on the east line, to a broken line in the rear on which it measures 90.48 feet.

Being the same property conveyed to Samuel W. Hirt and wife, Melanie D. Hirt, by deed from Rex Morrow and wife, Ruth S. Morrow, dated 09/02/1978, of record in Book 5339, page 45, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6561 Marauder Drive, Nashville, TN 37209.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1524 20656

Witness my hand this the 1st day of May, 2020.

Samuel W. Hirt

Samuel W. Hirt

Melanie D Hirt

Melanie D. Hirt

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Samuel W. Hirt and Melanie D. Hirt,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and officiai seal this 1st day of May, 2020.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY