Karen Johnson Davidson County
Batch# 400930 DEEDWARR
05/15/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200515-0050616

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2020.

Notary Public

My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kap Zung Vung	New Owner	**10204013700**
427 Wilclay Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Lily Huynh, married woman, Amelia Viet Le and husband, Erik Mason Baker, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kap Zung Vung, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 837 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thanh Tan Le and Diem-Le Thi Huynh, husband and wife, by Warranty Deed from Herbert M. Wilkerson, married, dated June 24, 2004, of record in Instrument No. 20040701-0078243, Register's Office for Davidson County, Tennessee. Thanh Tan Le conveyed his interest in subject property to Diem-Le Thi Huynh by quitclaim deed dated 8/6/10 of record in Instrument No. 201008120063810, Register's Office of Davidson County, Tennessee. Lily Huynh FKA Diem-Le Thi Huynh, unmarried, conveyed subject property to Lily Huynh, Amelia Viet Le and Erik Mason Baker, as joint tenants with rights of survivorship, by Quitclaim Deed, dated September 10, 2019, of record in Instrument No. 20190911-0091667, Register's Office for Davidson County, Tennessee. Subject property was never the sole primary residence of the spouse of Lily Huynh.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 427 Wilclay 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 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 in 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. 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.

_____ Date: 5/8/2020
Lily Huynh

_____ Date: 5/8/2020
Amelia Viet Le

_____ Date: 5/8/2020
Erik Mason Baker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lily Huynh, Amelia Viet Le, and Erik Mason Baker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022