W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.** Affiant Subscribed and sworn to before me, this the 5th day of JUNE, 2020. Notary Public My commission expires: 12/19/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HANH SON AND CHANDA NGUYEN	**HANH SON AND CHANDA NGUYEN**	107-05-0-171.00
1912 Karen Drive	**1912 Karen Drive**	
Nashville, TN 37217	**Nashville, TN 37217**	

Karen Johnson Davidson County
Batch# 412272 **DEEDWARR**
06/09/2020 10:17:44 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20200609-0058893

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CATHERINE J. HONAKER, UNMARRIED WOMAN**

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

Hanh Son, a married woman, and Chanda Nguyen, an unmarried woman, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 169, as shown on the map entitled the Plan of Belair Subdivision, Section II, of record in Plat Book 2900, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CATHERINE J. HONAKER, UNMARRIED WOMAN, by deed from TUONG XUAN MAI AND WIFE, LOAN THI HO, of record in Instrument No. 20070829-0103647, dated August 3, 2007, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1912 Karen Drive, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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.

Witness my/our hand(s) this 4th day of JUNE, 2020.

Catherine J Honaker

CATHERINE J. HONAKER

State of Tennessee)

County of Davidson)

On this 4th day of JUNE, 2020, before me personally appeared,

CATHERINE J. HONAKER

to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023

E Honaker

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023