WARRANTY DEED

Karen Johnson Davidson County
Batch# 432165 DEEDWARR
07/07/2020 03:34:30 PM 2 pgs
Fees: $13.00 Taxes: $222.00
20200707-0073395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$60,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-5-2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Dien Ngoc Nguyen	New owner at	
(NAME)	(NAME)	043130A02400CO
110 Sycamore Drive	owners address	
(ADDRESS)	(ADDRESS)	
White House, TN 37188		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Vera Mallory and James Ray Mallory, Sr.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dien Ngoc Nguyen,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Apartment Unit No. I-24, of Robin Hood Condominiums created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5300, Page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made the plat of Robin Hood Condominium apartments, of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

Being the same property conveyed to James Ray Mallory by virtue of that certain Warranty Deed dated August 17, 2015, and being of record at Instrument No. 20150820-0083950 in the Register's Office of Davidson County, Tennessee. James Ray Mallory died intestate on July 6, 2019leaving his parents Vera Mallory and James Ray Mallory, Sr as his surviving heirs per heirship affidavits of record at 20200702-0072273 and 20200702-0072274 in the Register's Office of Davidson County, TN.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 323 Forest Park Rd. # I-24 Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 29th day of June, 2020.

Vera Mallory, by Stephanie Leggett, AIF
Vera Mallory, by Stephanie Leggett, Attorney In Fact

James Ray Mallory, Sr, by Stephanie Leggett, AIF
James Ray Mallory, Sr., by Stephanie Leggett, Attorney In Fact

STATE OF OHIO
COUNTY OF Wahoming

Personally appeared before me, a Notary Public, in and for said State and County, Stephanie Leggett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Vera Mallory and James Ray Mallory, Sr., and acknowledged that she executed the same as the free act and deed of the said Vera Mallory and James Ray Mallory, Sr..

WITNESS my hand and official seal at office this 29th day of June, 2020.

Valerie L. Gomez
Notary Public

My Commission Expires: _____

VALERIE L. GOMEZ
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
March 27, 2022

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Cari Allen
Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021