Karen Johnson Davidson County
Batch# 445188 DEEDWARR
07/29/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20200729-0083086

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3757**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Khim Huy and Somrath Visna Chhun,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Chloe Buss and Daniel Buss, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 1 on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, not of record, described as follows:

Beginning on the southerly margin of Haysboro Avenue at the corner of Lots No. 1 and 2; thence with the line between said two lots, southerly 148 feet; thence easterly 54 feet to the southwest corner of the property conveyed to James B. Gleaves and wife, by deed from D. L. Jensen and wife, of records in Book 1536, Page 517, said Register's Office; thence with Gleaves' westerly line, northerly 162.5 feet to the southerly margin of Haysboro Avenue, said point being Gleaves' northwest corner; thence along said Avenue, westerly 87.7 feet to the beginning.

Being the same property conveyed to Khim Huy and Somrath Visna Chhun by Quitclaim Deed from Chhan Chhun of record in Instrument No. 20140711-0061099 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 11, 2014.

This is improved property also known as 1310 Haysboro Avenue, Nashville, Tennessee 37216.

Map and Parcel: 061-04-0-118.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 21 day of July, 2020.

Khim Huy -Grantor

Somrath Visna Chhun -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Khim Huy and Somrath Visna Chhun, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27th day of July, 2020.

NOTARY PUBLIC

(SEAL) M. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 12-19-2020

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$382,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 28 day of July, 2020.

Affiant

NOTARY PUBLIC

(SEAL) EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Daniel R. Buss and Chloe A. Buss	New Owner
1310 Haysboro Avenue	
Nashville, TN 37216	

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021