THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Thanh N. Nguyen and
Thu Cuc Cao
7116 Somerset Pl.
Nashville, TN 37221

SEND TAX BILLS TO
Same

MAP/PARCEL
141-07-0B-085.00 CO

Karen Johnson Davidson County
Batch# 452788 **DEEDWARR**
08/10/2020 10:22:07 AM 2 pgs
Fees: $13.00 Taxes: $1,213.60
20200810-0088589

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM SULLIVAN AND ELISABETH SULLIVAN, HUSBAND AND WIFE** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **THANH N. NGUYEN AND THU CUC CAO, HUSBAND AND WIFE** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled the First Revision of Somerset Farms, Section Three, a Planned Unit Development, of record in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM SULLIVAN AND WIFE, ELISABETH SULLIVAN, by deed from WESLEY C. TILLEY AND WIFE, HYE JO KWON TILLEY, of record in Instrument No. 20140408-0029379, dated March 28, 2014, said Register's Office.

This is improved property known as: 7116 Somerset Pl., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 30th day of July, 2020.

William Sullivan
By: _____ his attorney in fact
WILLIAM SULLIVAN
BY: PAUL SOPER, HIS ATTORNEY-IN-FACT

Elisabeth Sullivan
By: _____ her attorney in fact
ELISABETH SULLIVAN
BY: PAUL SOPER, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SOPER, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of WILLIAM SULLIVAN AND ELISABETH SULLIVAN as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said WILLIAM SULLIVAN AND ELISABETH SULLIVAN.

Witness my hand and seal at Nashville, TN, this 30th day of July, 2020.

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tricia Ball
Notary Public

My Commission Expires: 9/7/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$328,000.00**

Julie Harper

Sworn to and subscribed before me this 3rd day of ~~July~~ Aug, 2020.

Victoria King
Notary Public

My Commission Expires: 3-24-21

VICTORIA KING
TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN