THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829324** Karen Johnson Davidson County Batch# 458594 DEEDWARR 08/18/2020 08:24:30 AM 3 pgs Fees: $18.00 Taxes: $932.40 20200818-0092364	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $252,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2020. Notary Public My Commission Expires: 5-21-2024

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

WARRANTY DEED

Address New Owner: James Andrew Solomon and Elizabeth Leigh Conn 1022 Drummond Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119 16 0 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Qui Van Nguyen, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Andrew Solomon and Elizabeth Leigh Conn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section Three, Battlewood, of record in Plat Book 3300, Page 4, in the Register's Office for said County.

Said Lot No. 15 fronts 125.83 feet on the Southwesterly margin of Drummond Drive and extends back 369.1 feet on the Northwesterly line and 204.67 feet on the Southeasterly line to a dead line in the rear, measuring 220.5 feet thereon.

Being the same property conveyed to Qui V. Nguyen and wife, Xuan C. Nguyen, by Warranty Deed from Marjorie F. Harris, unmarried, of record in Book 9732, Page 619, in the Register's Office of Davidson County, Tennessee, dated July 17, 1995 and recorded on July 17, 1995.

Xuan C. Nguyen having since died on June 25, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, BATTLEWOOD, as recorded in Plat Book 3300, Page(s) 4.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3248, Page 212.

This is improved property located at 1022 Drummond Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2020.

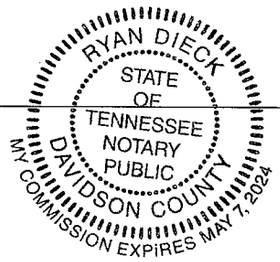
Qui Van Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Qui Van Nguyen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2020.

Notary Public

My Commission Expires: 

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, W. Reid Solomon, a notary public for this county and state,
Notary's Name

Benjamin Seamon, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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