Karen Johnson Davidson County
Batch# 482904 DEEDWARR
09/24/2020 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $884.30
20200924-0110133

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/24
(AFFIX SEAL)

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thuc Ngoc Nguyen and Ngoc Yen Dang	National Bank	Parcel ID: 134 09 0B 148.00
(NAME) 4105 Providence Park Lane	(NAME) 1608 Williams Drive Suite 301	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Zhaoxia Duan, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thuc N. Nguyen and Ngoc Yen Dang, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being known as Lot No. 119 as shown on the map entitled Providence Park, Phase 3, R10 Cluster Lot Option of record as Instrument No. 20070130-0012382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Zahoxia Duan, a married person, by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, of record in Instrument No. 20170111-0003188, in the Register's Office of Davidson County, Tennessee, dated January 3, 2017 and recorded on January 11, 2017 and as corrected by Scrivener's Affidavit dated February 7, 2017 and recorded on February 21, 2017 in Instrument No. 20170221-0017029, said Register's Office. The spouse of Zahoxia Duan was not required to join in the execution of this instrument conveying their marital interest, if any, to said property.

unimproved ☐

This is improved ☒ property, known as 4105 Providence Park Lane, Nashville, TN 37211

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 our hands this 22 day of September, 2020

Zhaoxia Duan .

Zhaoxia Duan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Zhaoxia Duan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2020.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Lori Patterson, 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 therewith 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, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY