Karen Johnson Davidson County
Batch# 488636 DEEDWARR
10/02/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201002-0114424

| | |
|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF ~~WILLIAMSON~~ Sumner<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.<br><br>Jennifer Russell<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 20th DAY OF ~~SEPTEMBER~~ October, 2020.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL)<br><br>OCT 20 2020 |

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Thi Kim Tuyet Nguyen and Bao Quoc Nguyen<br>4372 Ashland City Highway<br>Nashville, TN 37218 | New Owner | 069-02-0-107.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Karen S. Jackson, unmarried, formerly Karen Y. Scott**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thi Kim Tuyet Nguyen and Bao Quoc Nguyen**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Enchanted Hills, Section 13B, of record in Plat Book 6900, Page 681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karen Y. Scott, unmarried by Warranty Deed from Henry Campbell and wife, Evelyn Campbell, dated 02/27/2006 and recorded 03/01/2006, of record in Instrument 200603010023666, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4372 Ashland City Highway, Nashville, TN 37218

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/our hand(s) this the 30th day of September, 2020.

Karen S. Jackson f/k/a Karen Y. Scott

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

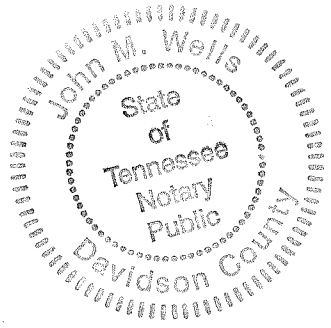
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen S. Jackson formerly known as Karen Y. Scott, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of September, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

