Send Tax Statements To:

NEW OWNER

This Instrument Prepared By/:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Sarah J Darish
1497 Timber Ridge Circle
Nashville, TN 37211

From Information Furnished By
The Parties

Map and Parcel 172 4 A 113CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **BRIAN VO, A MARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **SARAH DARISH, A SINGLE WOMAN AND ALEXANDER SWENSON, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 41, on the plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), as shown on plat of record in Instrument Number 20010920-0101749, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Brian, by Quitclaim Deed from Kim Vo (formerly Kim Vo McGiboney), dated December 29, 2016, appearing of record in Instrument Number 20170125-0008328, of the Register's Office of Davidson County, Tennessee.
>
> Brian Vo having since married Angelica Bravo Vo. Angelica Bravo Vo joins in this conveyance to convey any and all marital interest she has in and to said property.
>
> This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Book 11356, page 815, Book 11629, page 906, Instrument Number 20020722-0087704 and Instrument Number 20021121-0144877; Easement to Metro Government of record in Book 5236, page 828, Book 5287, page 991 and Book 5866, page 30; HOA Charter of record in Book 11595, page 872; and to any and all matters shown on said plat and survey of record in Instrument Number 20010920-0101749; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SARAH DARISH, A SINGLE WOMAN AND ALEXANDER SWENSON, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Karen Johnson Davidson County
Batch# 490843 **DEEDWARR**
10/07/2020 09:57:20 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30



20201007-0116176

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of October, 2020.

Brian Vo | **Angelica Bravo Vo**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Brian Vo and Angelica Bravo Vo**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 5th day of October, 2020.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12/18/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$349,000.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 5th day of October, 2020.

NOTARY PUBLIC
My Commission Expires: