| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P20-11326-BW | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **260,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF October, 2020.<br>Notary Public<br>MY COMMISSION EXPIRES: 3<br>(AFFIX SEAL) |

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

ROBIN S. EDWARDS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 504999 DEEDWARR
10/30/2020 09:38:48 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20201030-0126592

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Trung Le Nguyen | Trung Le Nguyen | |
| 3425 Wimbledon Way | 3425 Wimbledon Way | 086-03-0A-006.00-CO |
| Costa Mesa, CA 92626 | Costa Mesa, CA 92626 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Max Le Nguyen, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trung Le Nguyen, married**

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:

All that certain parcel of Land situated in the Davidson County, State of Tennessee, being known and designated as Lot No. 6 on the Plan of A Planned Unit Development, Summit Run, Phase One of record in Plat Book 9700, Page 334, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot. Description is the same as previous deed.

Being the same property conveyed to Max Le Nguyen, unmarried by Quitclaim deed from Trang Nguyen and husband, David Nguyen of record in Instrument No. 20040809-0095735 Register's Office for Davidson County, Tennessee, dated July 09, 2004 and recorded on August 09, 2004. Being the same property conveyed to Max Le Nguyen, a married man as his sole and separate property by Quitclaim deed from Max Le Nguyen, married who acquired title as unmarried of record in Instrument No. 20061219-0155913, Register's Office for Davidson County, Tennessee, dated September 12, 2006 and recorded on December 19, 2006. Being the same property conveyed to Max Le Nguyen , a married man as his sole and separate property by Quitclaim deed from Thu Le Vu, wife Max Le Nguyen of record in Instrument No. 20061219-0155914 Register's Office for Davidson County, Tennessee, dated September 12, 2006 and recorded on December 19, 2006.

Thu Le Vu joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Max Le Nguyen.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **121 Summit Run Place, Hermitage, TN 37076.**

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 the 28th day of October, 2020.

Max Le Nguyen

Thu Le Vu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Max Le Nguyen** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2020.

My Commission expires: 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thu Le Vu** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of October, 2020.

My Commission expires: 10-2-2023

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public