WARRANTY DEED

Karen Johnson Davidson County
Batch# 515143 **DEEDWARR**
11/12/2020 10:50:43 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20201112-0133189

G-TAG-20-0508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hoangan Ngoc Nguyen		
(NAME) **508 Scholarship Drive**	(NAME) 516 Achievement Dr.	**090-16-0-022.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERALDINE B LOVELL, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOANGAN NGOC NGUYEN, A SINGLE PERSON AND SKY NGUYEN, A SINGLE PERSON AND ANH THU NGOC NGUYEN, A SINGLE PERSON AND AN THIEN NGOC NGUYEN, A SINGLE PERSON, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows: To-Wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No.369 on the Plan of Charlotte Park, Section 5, as of record in Book 2663, pages 111 and 112, Register's Office for said County.

Said Lot No. 369 fronts 68 feet on the northeasterly side of Scholarship Drive and runs back 153.2 feet on the northwesterly line and 163.4 feet on the southeasterly line, to a dead line, measuring 86 feet thereon.

Being the same property conveyed to Geraldine B. Lovell by Warranty deed from W. Barry Midgett and wife, Susan Gayle Midgett of record in Book 5291, page 603, Register's Office for Davidson County, Tennessee, dated May 30, 1978 and recorded on May 31, 1978.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page (S) 111 and 112, Register's Office for Davidson County, Tennessee.
- Sewage System and Agreement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Scholarship Drive, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th DAY OF NOVEMBER, 2020.

Geraldine B. Lovell by Attorney in Fact

Geraldine B Lovell
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GERALDINE B LOVELL, and who acknowledged he/she/they executed the same as the free act and deed of the said GERALDINE B LOVELL.

Witness my hand and official seal, this the 9th of November, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212