Karen Johnson Davidson County
Batch# 517303 DEEDWARR
11/17/2020 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20201117-0135301

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
Nashville, TN 37205
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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61435
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nam Thanh Le Ly T. Nguyen 7509 Woodstream Drive Nashville, TN 37221	Star One Credit Union P.O. Box 3643 Sunnyvale, CA 94088

TAX MAP PARCEL NUMBERS: 126160A31100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda Warren**, surviving tenant by the entirety, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nam Thanh Le and Ly T. Nguyen, joint tenants with full rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Riverwalk, Phase2C, of the record in Instrument No. 20040130-0011799, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard F. Warren and wife, Brenda E. Warren, by Warranty Deed from The Jones Company of Tennessee, LLC, dated May 15, 2006 and recorded on May 17, 2006, of record in Instrument No. 20060517-0057501, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Instrument No. 20040130-0011799, said Register's Office, shows an owner's certificate, a minimum building setback line(s) and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011105-0121083; Instrument No. 20020424-0050565; Instrument No. 20040430-0049313; Instrument No. 20040506-0051985; and, Instrument No. 20061214-0154502, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Permanent Telecommunications Easement to U.S. Spring Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20021119-0143687, said Register's Office. Charter of Riverwalk Nashville Homeowners Association, Inc., of record in Instrument No. 20020425-0051371, said Register's Office.

This is improved property, known as 7509 Woodstream Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of November, 2020.

Brenda Warren

State of Tennessee

County of Davidson

On this 9th day of November, 2020, before me the undersigned authority, personally appeared Brenda Warren, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of ~~Davidson~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

Sworn and subscribed before me this 9th day of November, 2020.

Notary

My Commission Expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY