Karen Johnson Davidson County
Batch# 522341 DEEDWARR
12/01/2020 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20201201-0139257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 23rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-21-2024
(AFFIX SEAL)

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

W-SB-RR-20-435

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)
Lan Bich Nguyen and Tuan Ngo	New Owner	
(NAME)	(NAME)	
435 Annex Ave		**090-15-0-082.00**
(ADDRESS)	(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, **WILLIAM C. HATCHER AND WIFE, WHITNEY ANNE WALLACE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAN BICH NGUYEN AND TUAN NGO,** 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:

Land in Davidson County, Tennessee, being Lot No. 1134 on the Map of Charlotte Park Subdivision, Section 15. as of record in Book 3300, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1134 fronts 76.1 feet on the northwesterly side of Annex Avenue and runs back between lines. 150.1 feet on the northeasterly side and 151.2 feet on the southwesterly side to a line in the rear, measuring 82 feet thereon.

Being the same property conveyed to William C. Hatcher and wife, Whitney Anne Wallace by Deed to Create Tenancy by the entirety deed from William C. Hatcher of record in Instrument No. 20190308-0021558 Register's Office for Davidson County, Tennessee, dated March 07, 2019 and recorded on March 08, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3406, Page 142 and Book 9732, page 396, in the Register's Office for Davidson County, Tennessee.
- Easement 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: **435 Annex Ave, 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 20th DAY OF NOVEMBER, 2020.

William C. Hatcher

Whitney Anne Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. HATCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY ANNE WALLACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

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

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)

