Name and Address of New Owner:
Truc Nguyen and Madalena Vu
3845 Creekside Drive
Nashville, TN 37211

Send Tax Bills To:
Truc Nguyen and Madalena Vu
3040 Carrington PL
Nashville, TN 37218
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148 10 76.00

Karen Johnson Davidson County
Batch# 523559 DEEDWARR
12/03/2020 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $824.18
20201203-0140210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Virginia A. Martin**, a widow "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Truc Nguyen and Madalena Vu,** "the Grantees," the following described real estate in Davidson County, Tennessee :

BEING LOT NO. 8, BLANCHARD HEIGHTS OF RECORD IN BOOK 2663, PAGES 62 AND 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 8 FRONTS 126.95 FEET ON THE NORTH SIDE OF CREEKSIDE DRIVE AND RUNS BACK 266.04 FEET ON THE WEST LINE AND 289.2 FEET ON THE EAST LINE WHICH IS A BROKEN LINE TO A DEAD LINE IN THE REAR, MEASURING 58 FEET FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AARON E. MARTIN AND WIFE, VIRGINIA A. ARTIN, BY WARRANTY DEED FROM CLIFTON LEE MCELROY, JR. AND WIFE, PATTY C. MCELROY, RECORDED ON SEPTEMBER 9, 1981, OF RECORD IN BOOK 5792, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

The said AARON E. MARTIN having since deceased leaving his ineterest to his spouse Virginia A Martin.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of November, 2020.

Virginia A. Martin (SEAL)
Virginia Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2020, before me personally appeared Virginia Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $222,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Russell
(Affiant)

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

Sworn to and subscribed before me this
~~20th~~ 24th day of November, 2020.

Notary Public
My commission expires: 10-21-2024
File No. 2020-1879

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dellana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

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)

