# WARRANTY DEED

Karen Johnson Davidson County
Batch# 540055 DEEDWARR
12/22/2020 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20201222-0152108

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA R. PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Tina Fuong Nguyen | SEND TAX BILLS TO: CMG Mortgage, Inc dba CMG Financial | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 1818 Scovel St., #C | (NAME) 3160 Crow Canyon Road, Suite 400 | 08115064300 |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) San Ramon, CA 94583 | |
| (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, **Titus Young Real Estate, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tina Fuong Nguyen**, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 4 on the Plan of 1818 Scovel St. Phase 1 of record in Plat at Instrument No. 20190403-0030304, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to Titus Young Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Scovel Homes Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190913-0092661 Register's Office for Davidson County, Tennessee, dated September 12, 2019 and recorded on September 13, 2019.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1818 Scovel St. #C Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of December, 2020.

**Titus Young Real Estate, LLC**

**By: Dwayne J. Wootson, Manager**

STATE OF TENNESEE
COUNTY OF DAVIDSON

On this 18th day of December, 2020, before me the undersigned Notary Public of the State and County aforesaid, personally appeared Dwayne J. Wootsen, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself to be the Manager of the within named bargainor, **Titus Young Real Estate, LLC**, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Titus Young Real Estate, LLC** by himself as such Manager.

WITNESS my hand and official seal at office this 18th day of December, 2020.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY