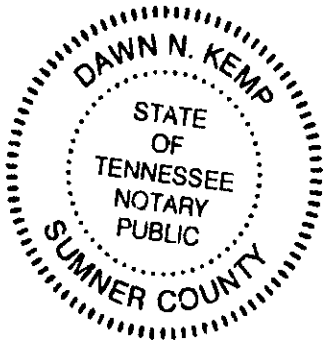


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $348,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of January, 2021.

NOTARY PUBLIC

My commission expires: 5/20/2024

Karen Johnson Davidson County
Batch# 549738 DEEDWARR
01/08/2021 09:16:56 AM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20210108-0003748

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Nguyen and Stephen Wheeler	Bicker Solutions	075110A06100CO
(NAME)	(NAME)	
1608 Pakenhams Retreat	14511 Myford Rd, Ste 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tustin, CA 92780	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Trevor A. Holden and Emma C. Holden, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jennifer* Nguyen and Stephen** Wheeler**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: * Dang ** Nile wife and husband

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled the plan of Heritage Meadows, Phase Two, of record in Plat Book 9700, page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Trevor A. Holden and Emma C. Holden, husband and wife by Deed from William J. King and Janet E. King, husband and wife dated March 11, 2019 of Record in Instrument Number 20190312-0022615, Register's Office for Davidson County Tennessee.

This property is __unimproved _X_improved property known as: 1608 Pakenhams Retreat, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of January, 2021.

Trevor A. Holden

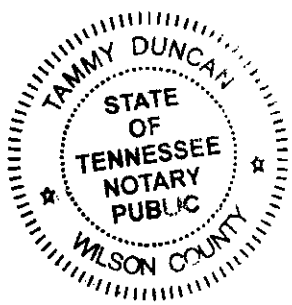
Emma C. Holden

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 5th day of January, 2021.

Notary Public
My Commission Expires:
4/20/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122