Karen Johnson Davidson County
Batch# 552617 DEEDWARR
01/12/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,036.85
20210112-0005217

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,500.00

Affiant

Subscribed and sworn to before me this 11th day of January, 2021.

Notary Public
My commission expires:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Emmett T. Wood and Sara J. Wood 708 Palmetto Court Brentwood, TN 37027	**Emmett T Wood & Sara J Wood** **708 Palmetto Court** **Brentwood, TN 37027**	171-12-0A-037.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kieu-Oanh Thuy Nguyen, a widow** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emmett T. Wood and Sara J. Wood, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 36, a Planned Unit Development, Section Two of the Addition to Brelan Park at Saddlewood, of record in Book 7900 Page 963, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kiue V. Vo and wife, Kieu-Oanh Thuy Nguyen and John V. Vo and Nina D. Vo by deed from Alaric C. Perry and Cassandra G. Perry of record in Instrument No. 20001205-0119751, Register's Office for Davidson County, Tennessee, and dated March 20, 2000. Kieu V. Vo died on January 21, 2001. John William Vo conveyed his interest to Kieu-Oanh Thuy Nguyen by Quitclaim Deed of record in Instrument No. 20040220-0019938, Register's Office for Davidson County, Tennessee. Nina Diana Vo conveyed her interest to Kieu-Oanh Thuy Nguyen by Quitclaim Deed of record in Instrument No. 20040220-0019939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Brelan Park at Saddlewood of record in Plat Book 7900 Page 963 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 8891 Page 850 and amended in Book 9480 Page 387, Book 9670 Page 494, and Instrument No. 20180608-0055204 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 708 Palmetto Court, Brentwood, TN 37027.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 11th day of January, 2021.

Kieu-Oanh Thuy Nguyen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of January, 2021, before me personally appeared Kieu-Oanh Thuy Nguyen, 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 11th day of January, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

