Name and Address of New Owner:
Bruce Dao et al
623 Mer Rouge Drive
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 553714 DEEDWARR
01/13/2021 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20210113-0005993

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 162-16-0-063.00

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, **David G. Webb, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bruce Dao and Ann Mary Dao, husband and wife, Ngoc Uyen Tang, an unmarried woman, and Dat Tan Tran, a married man, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 29-B, Hickory Park Villas, Section 1, Zone Lot Division Lot 21-31; as shown on plat of Record in Plat Book 5800, page 191, as amended in Plat Book 6250, page 314, in the Register's Office, Davidson County, TN to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to David G. Webb, unmarried, by deed dated May 8, 2017, and recorded May 11, 2017, from Ashley Tolbert, unmarried, of record in Instrument Number 20170511-0046705, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1211 Clubhouse Lane, Nashville, TN 37013.

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 12th day of January, 2021.

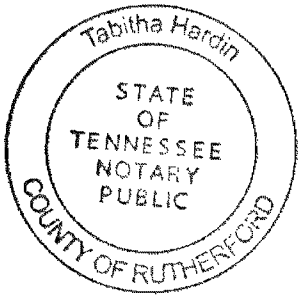
David G. Webb (SEAL)
David G. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of January, 2021, before me personally appeared David G. Webb, 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 12th day of January, 2021.

Notary Signature
My commission expires: 2/19/2024



AFFIDAVIT OF VALUE

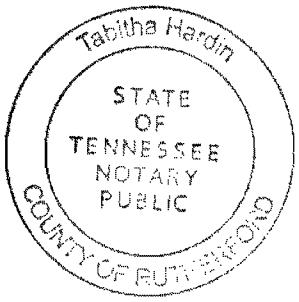
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $179,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of January, 2021.

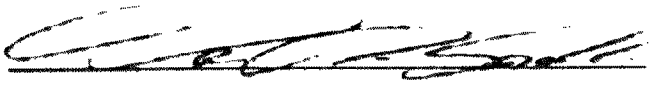
Notary Public
My commission expires: 2/19/2024



File No. 20-16-CL

True Copy Certification

I, Devan P. Spinelli, 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.

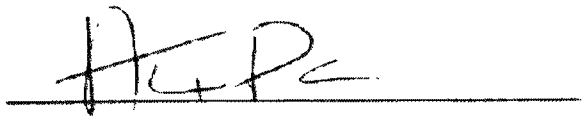


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

