WARRANTY DEED

Karen Johnson Davidson County
Batch# 559773 DEEDWARR
01/25/2021 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $923.52
20210125-0010406

O-SB-RF-20-917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/8/22 (AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vy Yen Quach and Yen Bui Innes	**New Owner**	
(NAME)	(NAME)	**094-16-0E-111.00-CO**
917 Spence Enclave Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WESTEN NEWMAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VY YEN QUACH, A SINGLE PERSON, AND YEN BUI INNES, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 111 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 2010428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Westen Newman, an unmarried man by Warranty deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20120706-0059518 Register's Office for Davidson County, Tennessee, dated June 28, 2012 and recorded on July 06, 2012.

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped person• Easement for electric power line granted Tennessee Electric Power Co. of record in Book 437, Page (s) 45 and 54, in the Register's Office for Davidson County, Tennessee
.• Easement for electric power transmission lines granted United States of America of record in Book 1814, Page (s) 594 and 597, and Book 2026, page 616, in the Register's Office for Davidson County, Tennessee
.• Easement for water main of record in Book 722, Page 271, in the Register's Office for Davidson County, Tennessee
.• Slope Easement of record in Book 5015, Page 699, in the Register's Office for Davidson County, Tennessee
.• Easement for right of way of Lebanon Pike granted to State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee
.• Sign Lease of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee
.• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee
.• Slope Easement of record in Book 5451, Page 769, in the Register's Office for Davidson County,

Tennessee
.• Stormwater Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee
.• Easement of record in Instrument Number 20080409-0035677, in the Register's Office for Davidson County, Tennessee
.• Exception to Easement of record in Instrument Number 20060210-0016418 and Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee
.• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
.• Subject to rights of others in and to the common areas and/or elements
.• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 Spence Enclave Ct, Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF JANUARY, 2021.

Westen Newman by Brian Mitchell
Attorney In Fact

Westen Newman, by his attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WESTEN NEWMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said WESTEN NEWMAN.

Witness my hand and official seal, this the 22nd of January, 2021.

Stacy Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON