Karen Johnson Davidson County
Batch# 561818 DEEDWARR
01/27/2021 09:12:21 AM 2 pgs
Fees: $13.00 Taxes: $1,065.60
20210127-0011868

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$288,000.00**

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2021.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dat Nguyen **Huyen Vo**	**U.S. Bank National Association**	**133-12-0-087.00**
440 Benita Drive	**4801 Frederica St.**	
Nashville, TN 37211	**Owensboro, KY 42301**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nirwan Adam, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dat Nguyen and Huyen Vo, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 41 on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, 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 Nirwan Adam, unmarried by Deed dated March 12, 2008 from Laurie A. Stone nka Laurie Stone Berry and husband, James A. Berry, of record in Instrument No. 20080324-0029062, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

The Plan of record in Plat Book 3600, Page 64, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

1. **Restrictive Covenants contained in instrument of record in Book 3792, Page 445, and in Book 3816, page 784, Register's Office for Davidson County, Tennessee.**
2. **Easement for Sanitary Sewer Line Easement, of record in Book 3312, page 560, Register's Office for Davidson County, Tennessee.**
3. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved (X) Unimproved (____) property, known as 440 **Benita Drive, Nashville, TN 37211**

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 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/our hand(s) this **25th** day of **January 2021.**

Nirwan Adam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of said County and State, **Nirwan Adam,** the within named sellers, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **January 2021.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON