Name and Address of New Owner:
Phuoc Le and Quynh Nguyen
357 Foxglove Dr.
Nashville TN 37211
Send Tax Bills To:
Phuoc Le and Quynh Nguyen
Same as above

Karen Johnson Davidson County
Batch# 563545 DEEDWARR
01/28/2021 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $788.10
20210128-0012762

This Instrument Prepared By:

CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 147-03-0-020.00

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, **Mina A. Gendy**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phuoc Le and Quynh Nguyen** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Section Two, Herbert Heights of record in Plat Book 3500, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leroy Hines and Patricia D. Hines by Warranty deed from William A. Hall and Spouse of record in Book 10319, page 62, Register's Office for Davidson County, Tennessee, dated December 26, 1996 and recorded on January 14, 1997. (Value or consideration shown in aforementioned deed $77,900.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Patricia D. Hines of record in Instrument No. 20200831-0098264 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Mina A. Gendy by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200903-0100835 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on September 03, 2020. (Value of consideration shown in aforementioned deed

$182,000.00.) Being also known as 357 Foxglove Drive Nashville, Tennessee 37211. Property address being provided for informational purpose only.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 26th day of January, 2021.

Mina A. Gendy (SEAL)
Mina A. Gendy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of January, 2021, before me personally appeared Mina A. Gendy, 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 26th day of January, 2021.

Notary Signature
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

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 $213,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Russell
(Affiant)

Sworn to and subscribed before me this
~~26th~~ 28th day of January, 2021.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public
My commission expires: 10-21-2024
File No. 2020-137

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

