Karen Johnson Davidson County
Batch# 564526 DEEDWARR
01/29/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20210129-0013525

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 3-10361-KP

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES:
9/16/23
(AFFIX SEAL)

06-NSH20-00933

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Albert Mayberry PO Box 281072 Nashville, TN 37228	Same As Owner	075-08-0-A-102.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hoang Yen T. Truong, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Albert Mayberry, an unmarried man**, hereinafter called the Grantees, their successors 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 Unit No. 197, on the plan of Condominium Plat, Brooke Castle, Planned Unit Development, as established by Master Deed of record in Book 6519, Page 747, and as shown by plat of record in Book 6250, Page 627, as corrected by Surveyor's Certificate of Correction of record in Book 6680, Page 905, and Book 6727, Page 762, 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 Hoang Yen T. Truong by deed from The Don Bass Family Partnership, L.P., dated April 3, 2017, recorded April 10, 2017, of record in Instrument No. 20170410-0034689, in the Register's Office for Davidson County, Tennessee.

The subject property was not the primary resident of the Grantor, not the primary residence of any spouse or dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 197 Brooke Castle Drive, Hermitage, TN 37076

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of January, 2021

Hoang Yen T. Truong

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hoang Yen T. Truong, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 29 day of January 2021.

Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

