WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 20-10415-RL

Name and Address of New Owner:
Ky V. Nguyen and Thu-Thuy T. Cao
7528 Old Harding Pike
Nashville, TN 37221

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 14 B 13.00CO

Karen Johnson Davidson County
Batch# 569462 DEEDWARR
02/05/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210205-0017025

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, **Katelyn A. Mabry and Christopher R. Mabry, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ky V. Nguyen and Thu-Thuy T. Cao, Husband and Wife,** "the Grantees," this deed is being executed February 4, 2021 and becomes effective February 5, 2021, the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, RIVER PLANTATION, SECTION VIII, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGES 475 AND 476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS CERTAIN LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED WHICH IS PRESENTLY RECORDED IN BOOK 9304, PAGE 599 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING WESTERLY MARGIN OF OLD HARDING PIKE AT STATION 100 + 17.32 A DISTANCE OF 30.00 FEET LEFT OF THE SURVEY CENTERLINE AS SHOWN ON PROJECT NO. 92-R-6, SAWYER BROWN ROAD/OLD HARDING ROAD INTERSECTION IMPROVEMENTS; THENCE LEAVING SAID POINT ALONG THE WESTERLY MARGIN OF OLD HARDING ROAD, NORTH 20 DEG. 42'07" EAST A DISTANCE OF 75.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN PROPERTY LINE, NORTH 69 DEG. 17'54" WEST A DISTANCE OF 13.04 FEET TO A POINT, THENCE CONTINUING SOUTH 20 DEG. 46'57" WEST A DISTANCE OF 75.00 FEET; THENCE CONTINUING SOUTH 69 DEG. 17'54" EAST A DISTANCE OF 13.14 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KATELYN A. MABRY AND CHRISTOPHER R. MABRY, WIFE AND HUSBAND, BY WARRANTY DEED FROM JOEY S. BONNE AND WIFE, DIANE I. BOONE, RECORDED ON AUGUST 19, 2015, OF RECORD IN INSTRUMENT NO. 20150819-0083671, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

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 4th day of February, 2021.

_____(SEAL)
Katelyn A. Mabry

_____(SEAL)
Christopher R. Mabry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2021, before me personally appeared Katelyn A Mabry and Christopher R Mabry, 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 4th day of February, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

_____
Notary Signature
My commission expires:

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 $320,000.00, 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
4th day of February, 2021.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

_____
Notary Public
My commission expires:_____
File No. 2020-2111

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.

C. M. C.

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.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

