WARRANTY DEED

Karen Johnson Davidson County
Batch# 588435 DEEDWARR
03/10/2021 07:47:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20210310-0031089

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Dawn D Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2021.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Galactic Redevelopment, LLC	NewOwner	Parcel ID: 133 04 0 023.00
(NAME)	(NAME)	
~~90 Vaden Drive~~ 2107 Carlton Lane		
(ADDRESS)	(ADDRESS)	
Thompson Station, TN ~~Nashville, TN 37211~~ 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alh Khinan Tuan and Vum Khawl Vung**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Galactic Redevelopment, LLC, a Tennessee limited liability company**, 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. 222 on the Plan of Glencoe Acres, Section II, of record in Book 1835, Pages 136-138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alh Khinan Tuan and Vum Khawl Vung, by Warranty Deed from Margie Dianne Fox Graves now known as Dianne Apple, unmarried, of record in Instrument No. 20091016-0096154, in the Register's Office of Davidson County, Tennessee, dated October 14, 2009, and recorded on October 16, 2009.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 90 Vaden 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, their heirs and assigns forever; and we do covenant with 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 our hands this 4 day of March, 2021

Alh Khinan Tuan

Vum Khawl Vung

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Alh Khinan Tuan and Vum Khawl Vung, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2021.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY