Karen Johnson Davidson County
Batch# 611458 DEEDWARR
04/09/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20210409-0047618

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF APRIL, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hiep H. Ngo and Yen K. Ngo	CIT G MORTGAGE INC	
(NAME)	(NAME)	033160B00100CO
1130 N GRAYCROFT AVE	3120 CROW CANYON RD STE 300	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Stephen Wayne Batey, Unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hiep Ngo and Yen Ngo, Husband and Wife** , HEREINAFTER CALLED THE GRANTEE, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 1128 Graycroft, A Horizontal Property Regime with Private Elements of record as Instrument No. 20170613-0059159 and being shown on Plat attached thereto as Exhibit "B", 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 Stephen Wayne Batey by Quitclaim deed from Wayne Batey, individually and D/B/A Soloman Rentals of record in Instrument No. 20210127-0012015 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on January 27, 2021.

Being a portion of the same property previously conveyed to Wayne Batey by Quitclaim deed from Carol L. Soloman, individually and DBA Soloman Rentals of record in Instrument No. 20170922-0097206 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on September 22, 2017 Deed of Correction record in Instrument No. 20200818-0092524.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4860, Page 105, as amended in Book 5711, Page 866, ovenants, Conditions and Restrictions of record in Instrument Number 20170613-0059159, Restrictions of record in Book 5039, Page 481, Easement and Agreement of record in Book 5116, Page 352, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1130 N. Graycroft Ave. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5 day of April, 2021.

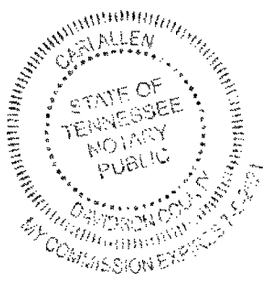
Stephen Wayne Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Stephen Wayne Batey** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of April, 2021.

Notary Public
My Commission Expires: 7-5-21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

