Karen Johnson Davidson County
Batch# 620118 DEEDWARR
04/21/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210421-0053361

WARRANTY DEED

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-040725

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Susan L. Tran and Bang T. Tran	Susan L. Tran and Bang T. Tran	
(NAME) 5022 S. Heritage Paseo	(NAME) 5022 S. Heritage Paseo	181-02-0A-001.00-CO
(ADDRESS) Ontario, CA 91762	(ADDRESS) Ontario, CA 91762	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($320,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMIE MANLEY AND JESSICA PUCHEU, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN L. TRAN AND BANG T. TRAN, A MARRIED COUPLE**, 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 Unit 1, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits EI, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Jamie Manley, unmarried and Jessica Pucheu, unmarried, as joint tenants by Warranty deed from Eric C. Brengle, a married man of record in Instrument No. 20150805-0078112 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

Being also known as 8200 Lenox Creekside Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 8200 Lenox Creekside Drive, Antioch, TN 37013
(House No.) (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/our hand(s) this the 20th day of April, 2021

Jamie Manley

Jessica Pucheu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jamie Manley and Jessica Pucheu, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2021.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 02, 2022
COUNTY OF DAVIDSON

Homeland Title, LLC
1896 General George Patton Dr., Suite 200
Franklin, TN 37067

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 02/11/2024