Karen Johnson Davidson County
Batch# 625776 DEEDWARR
04/29/2021 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210429-0057596

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2213

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of April, 2021

Notary Public

Commission Expires: 8/6/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Larson and Giang Nguyen 212 Thistle Lane #212 hermitage, TN 37076	Wells Fargo Bank N.A. 2701 Wells Fargo Way Minneapolis, MN 55467-8000	086-14-0A-212.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Brandon Adams, Trustee The 212 Thistle Ln Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Giang Thuy Nguyen and Andrew Michael Larson, wife and husband

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 No. 212 on the Plan of Hermitage Meadows, Stage Three, as of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas B. Williams, an unmarried person by Warranty Deed from Valerie Holloway Devore and husband, Alfred N. Devore of record in Instrument No. 20040319-0031624 Register's Office for Davidson County, Tennessee, dated March 17, 2004 and recorded on March 19, 2004. (Value of consideration shown in aforementioned deed $75,000.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 212 Thistle Ln Trust by Warranty Deed from Thomas B. Williams of record in Instrument No. 20210205-0017091 Register's Office for Davidson County, Tennessee, dated February 3, 2021 and recorded on February 5, 2021. (Value of consideration shown in aforementioned deed $152,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **212 Thistle Lane #212, 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 and assigns forever; and we so 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.

Dated this the 27th day of April, 2021.

The 212 Thistle Ln Trust

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brandon Adams, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 212 Thistle Ln Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 27th day of April, 2021.

_____
Notary Public

My Commission Expires: 8/6/23

JESSICA EPLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021