34534-3

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 627303 DEEDWARR
05/03/2021 10:01:09 AM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20210503-0058765

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

MAI T NGUYEN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 11/9/21

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mai Thi Thanh Nguyen Hung Van Nguyen	Pinnacle Bank	09713003300
(NAME) 3212 Blackwood Drive	(NAME) 150 3rd Ave.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Joyce Payne as the Executrix of The Estate of Billy Marvin Norfleet,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mai Thi Thanh Nguyen & Hung Van Nguyen, 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:

BEING Lot No. 15, Section One, Addition to Larchwood Subdivision, as shown by plat of record in Plat Book 6250, Page 429, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Billy M. Norfleet, an unmarried man by deed from Frank Batson Quality Homes, Inc., dated 2-12-86 of record in Record Book 6781 Page 916, Register's Office for said County.
*Billy M. Norfleet is now deceased. His date of death was 1-31-21. According to probate order (docket No:21P369)Joyce Payne is not ordered as the Executrix of The Estate of Billy Marvin Norfleet.

unimproved ☐

This is improved ☑ property, known as 3212 Blackwood Drive, Nashville, TN 37214
(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 hands this 30th day of April, 2021.

Joyce Payne as the Executrix of the Estate of Billy Marvin Norfleet

Joyce Payne as the Executrix of The Estate of Billy
Marvin Norfleet

State of Tennessee
County of Rutherford

Personally appeared before me Joyce Payne as the Executrix of The Estate of Billy Marvin Norfleet, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2021.

Judy Reed

Notary Public Judy Reed
My Commission Expires: 11-20-21

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 2295