WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2021.

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nhu Q. Duong	Same	Parcel ID: 052 13 0B 415.00
(NAME)	(NAME)	
3155 Penn Meade Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Annrachelle Valeriano and Bryan Valeriano, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nhu Q. Duong,** , 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. 30 as shown on the Condominium Plat, River Glen, Planned Unit Development, Phase 6, as of record in Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime for River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, page 571, as amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee to which River Glen Phase 6 is submitted by Declaration of Submission of record in Instrument No. 20550713-0081132 Register's Office for Davidson County, Tennessee to which references are hereby made for more complete and accurate descriptions.

Being the same property conveyed to Annrachel Valeriano and Bryan Valeriano, wife and husband by Warranty Deed from Cora S. Perolina, an unmarried woman of record in Instrument No. 20170417-0036814 in the Register's Office of Davidson County, Tennessee, dated April 12, 2017, and recorded on April 17, 2017.

Karen Johnson Davidson County
Batch# 627411 DEEDWARR
05/03/2021 11:40:13 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210503-0058933

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 3155 Penn Meade Way, Nashville, TN 37214

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 26th day of April, 2021

Annrachelle Valeriano

Bryan Valeriano

STATE OF TN

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Annrachelle Valeriano and Bryan Valeriano, wife and husband, 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 26th day of April, 2021.

Notary Public

My Commission Expires:

(SEAL)

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY