WARRANTY DEED

Karen Johnson Davidson County
Batch# 635844 DEEDWARR
05/13/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210513-0064900

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hien Nguyen	New Owner	Parcel ID: 034 13 0 235.00
(NAME)	(NAME)	
234 Edgemeade Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Matthew O'Brien Pugh, an unmarried man and John Timothy Pugh and Karen Ann O'Brien-Pugh, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hien Nguyen and Richard Nguyen, tenants in common,** 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. 22 on the Plan of Edgemeade Farm of record in Plat Book 3600, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

Said Lot No. 2 fronts 50 feet on the Southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a line at the rear on which it measures 50 feet thereon.

Being the same Property conveyed to Matthew Obrien Pugh, an Unmarried Man and John Timothy Pugh and Karen Ann O'Brien-Pugh, Husband and Wife, Tenants in Common with Rights of Survivorship, by Warranty Deed from Mourad Taki, of record in Instrument No. 20190416-0034511, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 16, 2019.

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 234 Edgemeade Drive, Madison, TN 37115

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 _____ day of _____, _____

Matthew O'Brien Pugh

John Timothy Pugh by Matthew Obrien Pugh as A.I.F.
John Timothy Pugh by Matthew Obrien Pugh as Attorney-in-Fact

Karen Ann O'Brien-Pugh by Matthew Obrien Pugh as A.I.F.
Karen Ann O'Brien-Pugh by Matthew Obrien Pugh as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

I, the undersigned, a Notary Public for the County of Sumner and State of Tennessee, do hereby certify that Matthew O'Brien Pugh, an unmarried man, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of May, 2021.

Dana Michelle Warsop
Notary Public

My Commission Expires: 3/2/2025

(SEAL)



STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Matthew Obrien Pugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John Timothy Pugh, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of John Timothy Pugh, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2021.

Dana Michelle Warsop
Notary Public

My Commission Expires: 3/2/2025

(SEAL)



STATE OF TENNESSEE

COUNTY OF SUMNER

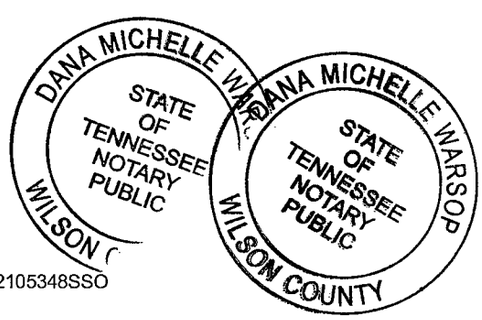
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Matthew Obrien Pugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Karen Ann O'Brien-Pugh, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Karen Ann O'Brien-Pugh, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of May, 2021.

Dana Michelle Warsop
Notary Public

My Commission Expires: 3/2/2025

(SEAL)



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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