BOX #14

G#34512-2A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 638086 **DEEDWARR**
05/18/2021 09:32:57 AM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20210518-0066664

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$393,000.00.**

THI NGUYEN
Affiant

Subscribed and sworn to before me, this the 14th day of May, 2021.

Notary Public
My commission expires: 11/8/21
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thi Nguyen and Bill Thanh Ngoc Nguyen	**U.S. Bank National Association**	**086 04 0A 051 00 CO**
412 Old Oak Way	**P. O. Box 20005**	
Hermitage, TN 37076	**Owensboro, KY 42304-0005**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael J. Flanary and Kayla H. Flanary, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thi Nguyen and Bill Thanh Ngoc 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:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Phase 2A, Oakcrest, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael J. Flanary and Kayla H. Flanary, husband and wife, by Warranty Deed dated October 4, 2016, from Peggy Mitchell of record in Instrument No. 20161007-0106338, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Boundary Survey of record in Book 6900, Page 384, revised in Book 7900, Page 250, Register's Office of Davidson County, Tennessee;

3) Conveyance of Common Area to Oakcrest Property Owners Association, of record in Book 7665, Page 798, Register's Office of Davidson County, Tennessee;

4) Storm Water Detention Agreement of record in Book 7233, Page 802, Register's Office of Davidson County, Tennessee;

5) Declaration of Covenants, Conditions and Restrictions (Oakcrest), of record in Book 7308, Page 874, and Addition to Declaration of record in Book 8277, Page 830, Register's Office for Davidson County, Tennessee;

6) Charter of Oakcrest Property Owners Association of record in Book 7662, Page 385, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **412 Old Oak Way, 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 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 **14th** day of **May, 2021.**

Michael J. Flanary **Kayla H. Flanary**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael J. Flanary and Kayla H. Flanary, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **May, 2021.**

My Commission Expires: 12/14/24

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY