WARRANTY DEED

Karen Johnson Davidson County
Batch# 645307 **DEEDWARR**
05/27/2021 12:42:38 PM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20210527-0071986

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2023

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Quynh Thi Ngoc Ho, an unmarried woman	new owner	92-7-35
(NAME)	(NAME)	
2111 Hermosa Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210991

For and 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, **Mike LaBorg, A Married man,** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Quynh Thi Ngoc Ho, an unmarried woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being the westerly part of Lot No. 15 on the map of John Langham's lots as of record in Book 57, page 91, Register's Office for Davidson County, Tennessee, said part of said Lot No. 15 fronts 46 feet on the south side of Hermons Street and runs back between parallel leans 160 feet to an alley.

BEING the same property conveyed to Mike LaBorg by Warranty Deed from Music City Holdings, LLC, dated May 21, 2020 and filed of record in Instrument No. 20200604-0057601, Register's Office for Davidson County, Tennessee.

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

Unimproved ☐

This is improved ☒ property, known as 2111 Hermosa Street, Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MB-SB-2021-2111

Witness my hand this 24th day of May, 2021

Mike LaBorg

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mike LaBorg, 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, at office, this 24th of May, 2021.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023