WARRANTY DEED

Karen Johnson Davidson County
Batch# 646693 **DEEDWARR**
06/01/2021 09:52:39 AM 2 pgs
Fees: $13.00 Taxes: $1,536.60

20210601-0072824

B-SB-WR-21-108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,297.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

JEFFREY LEE BROTHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Nhat Truong Nguyen and Elena Dung Bui	U.S. Bank, N.A.	
(NAME)	(NAME)	**172-12-0A-096.00-CO**
108 Peak Hill Cir	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDEN AFRIAT AND ALEXANDRA AFRIAT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto Elena Dung Bui and **NHAT TRUONG NGUYEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 139 on the Plan of Section Five, Bradford Hills, R-15 Residential P.U.D of record in Plat Book 7900, Page (s) 287 and 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eden Afriat, an unmarried man, and Alexandra Lasbury, an unmarried woman, as joint tenants with rights of survivorship by Warranty deed from Jeannie M. Teeter, an unmarried woman of record in Instrument No. 20180711-0067090 Register's Office for Davidson County, Tennessee, dated July 10, 2018 and recorded on July 11, 2018. Eden Afriat and Alexandra Lasbury, having since married. Alexandra Lasbury is now known as Alexandra Afriat.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 287 and 288, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Boundary Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8267, Page 616, Book 8267, Page 618, Book 8372, Page 901, Book 8374, Page 691 and Book 8522, Page 853, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area of record in Book 8154, Page 304 and Book 9779, page 672, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance of record in Book 8377, Page 769, Book 8377, Page 808, Book 8614, Page870, and Book 8614, Page 954, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
- Agreement with Southern Bell of record in Book 1113, Page 606 ands Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110815-0062808 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Peak Hill Cir, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF MAY, 2021.

Eden Afriat by Kate Nyquist, Attorney in Fact

Eden Afriat by Kate Nyquist, Attorney in Fact

Alexandra Afriat by Kate Nyquist, Attorney in Fact

Alexandra Afriat by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EDEN AFRIAT AND ALEXANDRA AFRIAT, and who acknowledged he/she/they executed the same as the free act and deed of the said EDEN AFRIAT AND ALEXANDRA AFRIAT.

Witness my hand and official seal, this the 27th of May, 2021.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT is being executed on behalf of Eden Afriat, pursuant to a Power of Attorney executed by same on the 17th day of May, 2021, of record in Instrument No. 20210001-0072822, Register's office for Davidson County, Tennessee.

THIS INSTRUMENT is being executed on behalf of Alexandra Afriat pursuant to a Power of Attorney executed by same on the 17th day of May, 2021, of record in Instrument No. 20210001-0072823. Register's Office for Davidson County, Tennessee.