This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 649385 DEEDWARR
06/04/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210604-0075067

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 400,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th day of May, 2021

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Thuong Nguyen and Betty Lee
4208 Glynda Drive
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID: 06107022400

WARRANTY DEED

20NT01221

Effective the 28th day of May, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Bill Nguyen and Linh Phung, a married couple

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thuong Nguyen and Betty Lee, a married couple

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Young-Dale Subdivision, as of record in Book 2330, Page 22, Register Office for said County.

Said Lot No. 6 fronts 72 feet on the southeasterly side of Glynda Drive and runs back 309.6 feet on the northeasterly line and 338.7 feet on the southwesterly line, which is a broken line to a dead line on which it measures 66 feet.

Being the same property conveyed to Bill Dinh Nguyen and wife, Linh Phung, by Quitclaim Deed from Thu Thi Tran and Thuong Dinh Nguyen (1) and Thuong Dinh Nguyen (2), their heirs and assigns, dated 03/11/2014 and recorded 03/19/2014 as Instrument No. 20140319-0022831, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 4208 Glynda Dr., Nashville, TN 37216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of May, 2021

Bill Nguyen

Linh Phung

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Bill Nguyen and Linh Phung,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of May, 2021.

Irini Bakhoum
Notary Public

My commission expires: 1-3-2023

IRINI K BAKHOUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024