Karen Johnson Davidson County
Batch# 652254 DEEDWARR
06/09/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.48
20210609-0077124

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,131.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0356

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Minh N. Dang, an unmarried man, and Van T. Tran, a married woman	REGIONS MTG	Map: 058090A17900
(NAME) 2505 Jordan Ridge Dr.	(NAME) 2050 PARKWAY OFFICE CIR	
(ADDRESS) Nashville, TN 37218	(ADDRESS) BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND ONE HUNDRED THIRTY-ONE AND NO/100 DOLLARS ($380,131.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIE L. JUDE, II AND JOI N. JUDE, HUSBAND AND WIFE,

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

MINH N. DANG, AN UNMARRIED MAN, AND VAN T. TRAN, A MARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Jordan Ridge at Eaton's Creek, Phase 6 formerly Creekside Trails of record in Instrument No. 20061121-0144757, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Willie L. Jude, II and Joi N. Jude, husband and wife, by deed from Shirley Y. Green, an unmarried woman, of record in Instrument No. 20171004-0101862, dated October 2, 2017, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20061121-0144757, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument 20011126-0128291, said Register's Office; (4) Quitclaim Deed to Homeowners Association for common area of record in Instrument No. 20200714-0076948, said Register's Office; (5) Water Main Easement of record in Book 6255, Page 578, Register's Office for said County; (6) Agreement for Rights and Obligations of record in Instrument 20041229-0153373, Register's Office for said County; (7) Storm Water Detention Agreement of record in Instrument 20060126-0009689; 20070112-0005338; 20001011-0100954 and 20031010-0150887, Register's Office for said County; (8) Temporary Construction Easement as described as Judgment and Final Decree in Circuit Court, Docket No. 09C-3345; (9) Sanitary Sewer Easement of record in Book 8326, Page 230, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20000915-0092002, amended in Instrument 20011025-0117168; 20020828-0103983; 20041229-0153372; 20061120-0143523; 20061120-0143524; 20070905-0106402, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2505 Jordan Ridge Dr., Nashville, TN 37218
(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 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 30th day of June, 2021.

Willie L. Jude, II

Joi N. Jude

STATE OF Wisconsin
COUNTY OF Kenosha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie L. Jude, II and Joi N. Jude, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2021.

My Commission Expires: 10/6/2024

Notary Public

MARIA CHAVARIN
Notary Public
State of Wisconsin

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

