THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535011

Karen Johnson Davidson County
Batch# 658520 **DEEDWARR**
6/2021 03:25:12 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210616-0081606

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2021.

Notary Public

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan K. McGehee and Rebekah McGehee 6633 Sugar Valley Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 181-01-0A-008.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dai T. Nguyen, married and Vi N. Nguyen n/k/a Vivian Nguyen Do, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jonathan K. McGehee and Rebekah McGehee, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Sugar Valley Section One, R20 Residential P.U.D. of record in Plat Book 9700, page 374 and amended in Plat Book 9700, pages 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAI T. NGUYEN AND VI N. NGUYEN, by deed from YAZDIAN CONSTRUCTION, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160210-0012876, dated February 8, 2016, said Register's Office.

Dang Minh Hua and Tung Thanh Do join in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 181-01-0A-008.00 CO.

Matters shown on the PUD Boundary Plan of record in Plat Book 9700, page 374, said Register's Office.

Matters shown on the Plan of record in Plat Book 9700, page 709-711, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11069, page 14 and amended in Instrument No. 20040203-0013041, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, page 202, said Register's Office.

By-Laws of record in Book 11069, page 24, said Register's Office.

This is improved property located at 6633 Sugar Valley Drive Nashville TN 37211

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-VLES-21633

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular [illegible] of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2021.

Dai T. Nguyen

Vi N. Nguyen n/k/a Vivian Nguyen Do

Dang Minh Hua

Tung Thanh Do

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dai T. Nguyen, Vi N. Nguyen n/k/a Vivian Nguyen Do, Dang Minh Hua and Tung Thanh Do, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021