WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 635,297.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2021.

Notary Public

COMMISSION EXPIRES: 1/3/22

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 663584 DEEDWARR
06/24/2021 09:06:30 AM 2 pgs
Fees: $13.00 Taxes: $2,350.60
20210624-0085408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thanh Chi Duong Loan Chu Duong	Same As New Owner	131-02-0M-001-00
(NAME)	(NAME)	
402 Village Hall Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Susan S. Fleming and Samuel M. Simpkins, Succesors Trustees of The John M. Simpkins Living Trust u/a/d October 22, 1996,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thanh Chi Duong and Loan Chu Duong, husband and wife,,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit 2124 of Village Hall (also known as 402 Village Hall Place, Unit 2124) as shown on the plat of Village Hall attached as Exhibit B to the Master Deed of Village Hall, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050510-0052650, amended in Instrument No 20060601-0064170, and Instrument No. 20170324-0028758 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Village Hall, a Horizontal Property Regime, with Private Elements contained in said Master Deed, the plat filed at Exhibit B to said Master Deed and Bylaws appended thereto said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, with together with an undivided interest in common areas/elements appurtenant to said unit(s).

Being the same property conveyed to Sally C. Simpkins and John M. Simpkins Living Trust dated 10/22/96 by Warranty Deed from Haury and Smith Contractors, Inc., filed for record on December 9, 2003 in Instrument No. 20060505-0052766, Register's Office for Davidson County, Tennessee. Sally C. Simpkins died May 11, 2011, thereby removing her as a Trustee. Johns M. Simpkins is unable to serve as Trustee, thereby resulting in Susan S. Fleming and Samuel M. Simpkins being the successor Trustees per the terms of the trust. See Certificate of Trust of record at Instrument No. _20210624008540 7___, stating that the "Sally C. Simpkins and John M. Simpkins Living Trust dated 10/22/96" never existed and the correct name of the grantee in said deed was and is the name of the Grantor herein.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 402 Village Hall Place (House Number) (Street) Nashville, TN (P.O. Address) (City or Town)(State) 37215 (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, successors 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, successors 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 14th day of June, 2021.

By: _____
Susan S. Fleming, Trustee

By: _____
Samuel M. Simpkins, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Susan S. Fleming and Samuel M. Simpkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the **Trustees of The John M. Simpkins Living Trust u/a/d October 22, 1996**, the within named bargainor and in my presence executed the within instrument for and on behalf of said bargainor by signing for bargainor as its Trustees, and who further upon oath acknowledged that did so as their free act and deed for the purposes therein contained..

WITNESS my hand and seal this 14th day of June, 2021.

_____
Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2025

Certificate of Authenticity

I, Robert L. Scruggs, 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 Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs 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: 1.3.2022.

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022