Karen Johnson Davidson County
Batch# 666834 DEEDWARR
06/28/2021 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210628-0087383

Name and Address of New Owner:
Andre Nguyen
4725 Reischa Drive
Nashville, TN 37211

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 134 09 0 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hari Rizal, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andre Domini Nguyen, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 92 on the Plan of Phase One, Woodland Hills, of record in Plat Book 6900, page 666, 667, 668 and 669, 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 Hari Rizal by Warranty Deed from George Brandt and Eric Sox, said Warranty Deed being dated September 11, 2017 and of record as Instrument Number 20170921-0096954 in the Register's Office for Davidson County, Tennessee.

Tulasha Dahal joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

This is improved property known as 4725 Reischa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2021.

_____(SEAL)
Hari Rizal

_____(SEAL)
Tulasha Dahal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2021, before me personally appeared Hari Rizal and Tulasha Dahal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2021.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 7.17.24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
25th day of June, 2021.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 11-06-24
File No. 2021-2847

Certificate of Authenticity

I, Shawn Stevens, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me Cortney Jacks, **a notary public for this county and state,** Shawn Stevens **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: 5/7/24

Notary's Seal (If on paper)

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