Karen Johnson Davidson County
Batch# 670959 DEEDWARR
07/06/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210706-0090432

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

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $325,000

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of June 2021

Notary Public

My Commission expires 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Tien Anh Ngo and Nguyen Vu
1025 Lawson's Ridge Drive
Nashville, TN 37218

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 10203013400

WARRANTY DEED
21NT01394

Effective the 30 Day of June 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,

Dat Tien Vu and wife, Nguyet Thu Tran

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

Tien Anh Ngo and Nguyen Vu, 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. 1236 on the Plan of Charlotte Park, Sec. 20, as of record in Book 3600, Page 90, Register's Office for said County.

Said Lot No. 1236 fronts 72 feet on the westerly side of Marauder Drive, and extneds back 144.9 feet on the southerly line and 144.50 feet on the northerly line, to a dead line in the rear on which it measures 89.93 feet.

Being the same property conveyed to Dat Tien Vu and wife, Nguyet Thu Tran, by Warranty Deed from Harry Edward Kirkpatrick, Jr. and Janice E. Durham and Sherrie Leach as the sole heirs and Sherrie Leach, as Administratrix of the intestate estate of Maggie E. Kirkpatrick, dated 10/08/2001 and recorded 10/11/2001 in Book 20011011, page 0110977, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 6549 Marauder Dr, Nashville, TN 37209

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 30 day of June 2021

Dat Vu

Dat Tien Vu

State of Tennessee }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dat Tien Vu,** 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 person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June 2021

Notary Public

My Commission expires: 2/28/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Nguyen Thu Tran

Nguyen Thu Tran

State of Tennessee }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nguyen Thu Tran,** 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 person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June 2021

Notary Public

My Commission expires: 2/28/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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