Karen Johnson Davidson County
Batch# 673352 DEEDWARR
07/08/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210708-0092157

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2021.

Notary Public

My commission expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anna Masoka **Balole Mtendji**	**FIRST HORIZON BANK**	**182010A08400CO**
940 Morning Rd	**P.O. Box 7171**	
Nashville, TN 37013	**Little Rock, AR 72223**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Thanh Q. Huynh and Noi T. Nguyen

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

Anna Masoka, a married woman and Balole Mtendji, an unmarried woman, as joint tenants with rights of survivorship

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. 102 on Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20071220-0146323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a couple more complete description of the property.

Being the same property conveyed to Than Q. Huynh and Noi T. Nguyen, as joint tenants with right of survivorship, by Warranty Deed, from Ryan A. Gregory and Trinity Gregory, husband and wife, dated May 28, 2019, of record in Instrument No. 20190530-005122, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer Line Easement of record in Instrument No. 20070710-0082048, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 940 Morning Rd, Nashville, TN 37013.

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 in 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.

_____ Date: 7/6/21
Thanh ~~Q. Nguyen.~~ Huynh TH

_____ Date: 7/6/21
Noi T. Nguyen N N

STATE OF Tennessee

COUNTY OF Davidson

N-N · TH Thanh G. Huynh

Personally appeared before me, a Notary Public of said County and State, ~~Thanh Q. Nguyen~~ and Noi T. Nguyen, the within named Grantor(s), 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, at office, this 6th day of July 2021, _____.

_____
NOTARY PUBLIC 9/2/21

My Commission Expires:_____

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK FREEDOM

Certificate of Authenticity

I, Mark D. Leeclon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/6/21.

Date

Affiant Signature

7/6/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

