PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

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

Karen Johnson Davidson County
Batch# 674753 **DEEDWARR**
07/12/2021 09:51:29 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210712-0093155

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $245,000

Affiant Signature

Subscribed and sworn to before me on this the 9th Day of July 2021.

Notary Public

My Commission expires 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Sean Dustin Luong
518 Doral Country Drive
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 142060D03700CO

WARRANTY DEED

21NT01593

Effective the 9th Day of July, 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,

Myriam Paola Serrano Moreno
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Sean Dustin Luong, an unmarried man

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 a part of the Plan of Doral Country Villa Condominiums, Section VII, as of record in Book 5200, page 223, said Register's Office, the part hereby described as follows:

Unit No 80B on said Plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa condominiums, Section VII, as of record in Book 5532, page 727, said Register's Office.

Being the same property conveyed to Myriam Paola Serrano Moreno, by Quitclaim Deed from Juan Gabriel Garcia Aguillon, dated 05/24/2017 and recorded 10/18/2017 as Instrument No. 20171018-0106533, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 518 Doral Country Dr, Nashville, TN 37221

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 9th day of July, 2021

Myriam Paola Serrano Moreno

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Myriam Paola Serrano Moreno,** 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, at office, this 9th day of July, 2021.

Notary Public

My Commission expires: 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON