Karen Johnson Davidson County
Batch# 680228 DEEDWARR
07/20/2021 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20210720-0097491

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/25/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3996

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William Gardner Dapron		102-04-0-142.00
408 Wilclay Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hoa My Dao and Dung T. Dao(a/k/a Bruce T. Dao), as joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Gardner Dapron, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 819 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nghia Trung Dao and wife, Hue Thi Ly and Dung T. Dao by Warranty deed from Tuan N. Nguyen and wife, Kin Huy Tiez and Phat N. Nguyen, unmarried of record in Book 9771, page 155, Register's Office for Davidson County, Tennessee, dated August 22, 1995 and recorded on August 23, 1995.

Being the same property conveyed to Hoa My Dao by Quitclaim deed from Dung T. Dao and Nghia Trung Dao and wife, Hue Thi Ly of record in Instrument No. 20161201-0126326 Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on December 01, 2016.

Being the same property conveyed to Hoa My Dao and Dung T. Dao(a/k/a Bruce T. Dao), as joint Tenants with Right of Survivorship by Quitclaim deed from Hoa My Dao of record in Instrument No. 20170210-0014257 Register's Office for Davidson County, Tennessee, dated January 28, 2017 and recorded on February 10, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 408 Wilclay Drive 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 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.

Witness my hand on June 25, 2021.

Dung T. Dao

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dung T. Dao the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 25, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3996

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on June 25, 2021.

Hoa My Dao

Hoa My Dao

STATE OF WISCONSIN

COUNTY OF DANE

Personally appeared before me, a Notary Public of said County and State, Hoa My Dao the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 25, 2021.

Notary Public

My Commission Expires: April 3, 2023



Certificate of Authenticity

I, **Joshua A. Terry,** 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 6/25/2021.

Affiant Signature

7/16/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/16/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON