BOX 10-A

Karen Johnson Davidson County
Batch# 689224 DEEDWARR
08/03/2021 09:29:41 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210803-0104010

Lenders Title CompanyFile No. 21-000280-528

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2021.

Notary Public

My commission expires:

(Notary Stamp)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dieu Nguyen and Mai T. Vo	SAME	052-13-0B-115.00-CO
2340 Benay Rd		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Andrew C. Derouin and wife, Tracy H. Derouin

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dieu Nguyen and Mai T. Vo, husband and wife

(hereinafter called the "Grantee"), 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 Unit No. 153, of the First Revision, Plan of River Glen, a Planned Unit Development, Phase IV, Section I of record in Book 9700, Page 283, 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 Andrew C. Derouin and wife, Tracy H. Derouin by Warranty deed from Kimberly D. White and husband, Jeffery V. White of record in Instrument No. 20201006-0115470 Register's Office for Davidson County, Tennessee.

This is improved property known as **2340 Benay Rd, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28 day of July, 2021.

Andrew C. Derouin

Tracy H. Derouin

STATE OF PA

COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Andrew C. Derouin and Tracy H. Derouin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of July, 2021.

Notary Public
My Commission Expires: 8-20-2023

Commonwealth of Pennsylvania - Notary Seal
Kimberly S. Widdersheim, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292693
Member, Pennsylvania Association of Notaries

Lenders Title Company File No. 21-000280-528

SP 11/2015