Karen Johnson Davidson County
Batch# 695758 DEEDWARR
08/12/2021 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $934.25
20210812-0108733

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $252,500.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2021

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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:
Dao Nguyen **Jenevi Nguyen**	**New Owner**	**13413023400**
4917 Sherman Oaks Dr	**Same**	
Nashville, TN 37211		

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,

Dat T. Duong, married man

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

Dao Nguyen and Jenevi Nguyen, husband and wife

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. 348, Hillbrook, Section 6, of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Dat T. Duong, an unmarried man, by Warranty Deed from Baljit Baidwan, a married man, dated July 16, 2008, of record in Instrument No. 20080723-0075263, in the Register's Office for Davidson County, Tennessee. Dat T. Duong is now married. Thanh Vo hereby signs to convey any interest she may have, marital or otherwise as the wife of Dat T. Duong.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 4917 Sherman Oaks Dr, Nashville, TN 37211.

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.

Dat T. Duong Date: 8-9-21

Thanh Vo Date: 8-9-21

STATE OF NEVADA

COUNTY OF Clark

Personally appeared before me, a Notary Public of said County and State, Dat T. Duong and Thanh Vo, 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 9th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 03/16/2025

Notary Public - State Of Nevada
COUNTY OF CLARK
BRAHMJOT SINGH BENIPAL
My Appointment Expires
March 16, 2025
No: 21-9114-01

Certificate of Authenticity

I, Jennifer Russell, 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

08/09/2021.

Date

Jennifer Russell

Affiant Signature

08/11/2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11th day of August, 2021.

D Paulsson

Notary's Signature

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER