Karen Johnson Davidson County
Batch# 700560 DEEDWARR
08/18/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210818-0112070

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/08/2025

(AFFIX SEAL)

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Simon Nguyen	CrossCountry Mortgage LLC	76-1 116.00
(NAME)	(NAME)	
522 Debbie Drive	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I **Sue C. Douglas, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Simon Nguyen and Maria Nguyen, husband and wife**, hereinafter called the GRANTEE(S), their 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 Number 92-B, on the Plan of Zone Lot Division of Lots 92, 98, 99, 106 & 107 on the Plan of Tulip Grove Woods, Phase 1, of record in Plat Book 6250 at page 324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to **Sue C. Douglas, unmarried** by Warranty Deed from James R. Carrington,Jr. and wife, Patricia A. Carrington, dated 01/16/1990 and recorded 01/18/1990, of record in Book 8027, Page 373, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 324, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6369, Page 879, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 522 Debbie Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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, 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of August, 2021.

Sue C. Douglas By: Jeri Lynn Heaton, her Attorney-in-Fact

Sue C. Douglas By: Jeri Lynn Heaton, her Attorney-in-Fact

State of Tennessee
County of Wilson

On this 18th day of August, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Jeri Lynn Heaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **Sue C. Douglas**, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in instrument no 20210817-0111209 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 18th day of August, 2021.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 8-18-21.

Tracey Trumphour
Affiant
Date: 8-18-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of August, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY