Karen Johnson Davidson County
Batch# 705685 DEEDWARR
08/27/2021 09:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.13
20210827-0115766

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater for this transfer is $374, 900.00 Affiant Subscribed and sworn to before me This 24th of August, 2021. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Kevin Vo & Huy Vo 1821 Wedgewood Ave Nashville, TN 37212	New Owners	1.00CO-6.00CO 104.08F 12745 26b

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas Alsup and wife Linda T. Alsup** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kevin Vo and wife Huy Vo** (The "Grantees"), certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 4 on the Condominium Site Plan Le Ritz, Condominiums of record in Book 6200, page 316, Register's Office, Davidson County, Tennessee. Description from prior deed in the attached Exhibit A, which is incorporated herein by reference.

Being part of the same property conveyed to Thomas C. Alsup and wife, Linda T. Alsup, from William R. Johnson, Jr., Trustee, William R. Johnson, Jr. Revocable Living Trust Agreement dated April 28, 2004 by Warranty Deed of record in Instrument No. 20061003-0122290, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1821 Wedgewood Avenue, Nashville, Tennessee 37212.

This is the same legal description as used in the previous deed.

This is the same legal description as the previous deed.

This conveyance is subject to the following:

1. Taxes for the year 2021 and subsequent years.
2. All matters as shown on the plat of record in Book 6200, Page 316, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.
3. Restrictions of record in Book 6583, Page 537, said Register's Office.
4. Master Deed of record in Book 6583, Page 505, amended in Book 6676, Page 711, amendments of record in Instrument No. 20070214-0018708, Instrument No. 21031203-0122911, said Register's Office.
5. Bylaws of record in Book 6583, Page 530, Book 6200, Page 316, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23rd August, 2021.

Tom Alsup

Linda Alsup
by POA in FACT

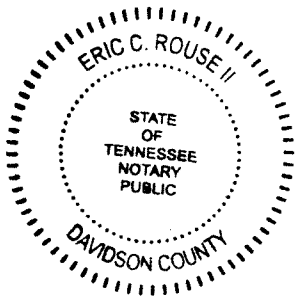
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Tom Alsup and Linda Alsup**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2021.

My Commission Expires: May 5, 2025

Notary Public



Tennessee Certification of Electronic Document

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 08/23/2021 (date of document).

Jennifer Russell
Affiant Signature

08/26/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

