NEW OWNER:
James Wade Honeycutt
3 Montevallo Terrace
Birmingham, AL 35213

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-277

MAP & PARCEL
081-03-4A-020-00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 708231 DEEDWARR
09/01/2021 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,349.50
20210901-0117773

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($635,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Nathalie Nguyen, an unmarried woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **James Wade Honeycutt,** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 20, as shown on Exhibit Al for Metro North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathalie Nguyen, an unmarried woman by Warranty Deed from Domus Builders, LLC of record in Instrument No. 20180928-0096163 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on September 28, 2018.

Being also known as 2106 9th Avenue North, Unit 5, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30 day of July, 2021.

Nathalie Nguyen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Nathalie Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of July, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

AFFIANT

Sworn to and subscribed to before me this 30th day of July, 2021.

NOTARY PUBLIC

My commission expires: 10-24-2021

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 July 30, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

