Karen Johnson Davidson County
Batch# 709691 DEEDWARR
09/03/2021 09:39:58 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20210903-0118709

This instrument prepared by:
Christopher Cantrell, Attorney At Law
1095 South Walnut Avenue
Ste C.
Cookeville, TN 38501
(931) 854-9377
2021-19227-2/

above for recording information

WARRANTY DEED

THIS DEED, made and entered into as of **August 26, 2021** by and between **Dzuy Nguyen and Kim P. Nguyen, husband and wife** hereinafter known as the Party of the First Part, and, **Juan Antonio Morales-Gonzalez and Maria Gorety Gonzalez-Martinez, husband and wife**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:
Tax ID#: Map & Parcel: 162 03 0 040.00

SITUATED, LYING AND BEING in the Urban Service District of Davidson County, Tennessee and being more particularly described as follows:

Being Lot No. 133, Section III, Apache Hills, of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Subject to the Restrictions, recorded in Book 4225, Page 657; Amendment in Book 4361, Page 162; and Book 4454, Page 301; and further subject to the plat of record in Plat Book 4175, Page 9, in the official records of Davidson County, Tennessee.

Being the same property conveyed to Dzuy Nguyen, Married by Cash Deed for Tennessee dated August 19, 2010 from The Secretary of Housing and Urban Development, of Washington, D.C., recorded August 24, 2010, in Instrument No. 20100824-006923, in the Official Records of Davidson County, Tennessee.

Kim P. Nguyen, spouse of Dzuy Nguyez, joins herein to release and convey any and all rights, title or interest in and to the subject property she may have under the law.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2021 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

Dzuy Nguyen

Kim P. Nguyen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of August, 2021, before me personally appeared Dzuy Nguyen and Kim P. Nguyen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2021.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2024
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Putnam~~ RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$90,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 26th day of August, 2021.

Juan Antonio Morales Gonzalez
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 26th day of August, 2021.

My commission expires:

Notary Public

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/22/2024
MAURY COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Juan Antonio Morales-Gonzalez and Maria Gorety Gonzalez-Martinez
4932 Cimarron Way
Antioch, TN 37013

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner