Karen Johnson Davidson County
Batch# 724772 DEEDWARR
09/27/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20210927-0129557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

W-EXP-21-408

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anh Phuong Tra Hoang and AnhDao Tran Hoang	Navigator Lending Solutions	
(NAME) **408 Cedar Forest Drive**	(NAME) 5328 Primrose Lake Circle, Suite A	**128-03-0A-027.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Tampa, FL 33647	
(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 consideration, the receipt of which is hereby acknowledged, **ASHISH SHETTY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANH PHUONG TRA HOANG, A MARRIED MAN, AND ANHDAO TRAN HOANG, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 27 on the Plan of First Revision of Cedar Forest, of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashish Shetty, an unmarried man by Quitclaim Deed from Carmen Sutil, an unmarried woman of record in Instrument No. 20210802-0103540 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on August 02, 2021.

This conveyance is subject to:
- Taxes for the year 2021 and subesequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 383, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6925, Page 751, as amended in Book 7163, Page 686, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6805, Page 253, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer of record in Book 5222, Page 726, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Cedar Forest Drive, Nashville, Tennessee 37221**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 22nd DAY OF SEPTEMBER, 2021.

Ashish Shetty by John Gleaves Attorney in Fact
Ashish Shetty by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ASHISH SHETTY, and who acknowledged he/she/they executed the same as the free act and deed of the said ASHISH SHETTY.

Witness my hand and official seal, this the 22nd of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/24/2024 (date ~~of document~~).

Affiant Signature

09/24/2024
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24th day of September, 2024.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025