WARRANTY DEED

Karen Johnson Davidson County
Batch# 725273 DEEDWARR
09/28/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210928-0130184

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-23

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,
301 S. Perimeter Park Dr.
Suite 214, Nashville, TN 37211

File No.: 2021080243

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Hoang-Thuan Do	Richard Hoang-Thuan Do	
(NAME)	(NAME)	
8033 Vineyard Ln.	8033 Vineyard Ln.	175-06-0A-072.00 CO
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	LaVergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **THREE HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($350,000.00),** CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHERIF NASSIF, MARRIED AND NABILA HANNA, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD HOANG-THUAN DO and TRANG T. DOAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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(s) 126, as shown on the map entitled Final Plat, Section One, the Preserve at Old Hickory, "Cluster Lot Subdivision", of record as Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHERIF NASSIF, MARRIED AND NABILA HANNA, MARRIED, by deed from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20070306-0027622, dated March 1, 2007, said Register's Office.

This is not and has never been marital property for either Grantor.

unimproved ☐
This is improved ☒ property, known as 5054 Preserve Blvd, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Executed by my hand this 14 day of September 2021.

Sherif Nassif

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of X physical presence / online notarization, this 14 day of September 2021, by Sherif Nassif.

(Seal)

INDYA MCKNIGHT
Notary Public - State of Florida
Commission # GG 267435
My Comm. Expires Oct 15, 2022

Signature of Notary Public

Indya Mcknight
Print, Type or Stamp Name of Notary

Personally Known: ____
OR Produced Identification: X
Type of Identification Produced: FLDL

Executed by my hand this 14 day of September 2021.

Nabila Hanna by Sherif Nassif as Attorney in Fact by POA
Nabila Hanna by Sherif Nassif as Attorney in Fact by POA

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of X physical presence / online notarization, this 14 day of September 2021, by Sherif Nassif as Attorney in Fact for Nabila Hanna.

(Seal)

INDYA MCKNIGHT
Notary Public - State of Florida
Commission # GG 267435
My Comm. Expires Oct 15, 2022

Signature of Notary Public

Indya Mcknight
Print, Type or Stamp Name of Notary

Personally Known: ____
OR Produced Identification: X
Type of Identification Produced: FLDL

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 9-8-21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date 9-8-21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021**.

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

