Karen Johnson Davidson County
Batch# 749100 DEEDWARR
11/03/2021 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20211103-0147428

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $337,000.00

Affiant

Subscribed and sworn to before me, this 1st day of November, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin S. Getter **Nicholas J. Getter**	**New Owner**	**181140A22100CO**
8720 Ambonnay Dr	**Same**	
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thao Ngoc Quach, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin S. Getter, unmarried, as to a 50% undivided interest and Nicholas J. Getter, married, as to a 50% undivided interest, as Tenants in Common with rights of survivorship

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 Unit No. 129, on the Plan of The Villas at Concord Place, Phase 4, as shown on Exhibit "A-1" to the Third Supplemental Declaration to Declaration to Protective Covenants, Conditions, and Restrictions and Easements for the Villas at Concord Plat, of record in Instrument No. 20070130-0012170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Thao Ngoc Quach, single woman, by Warranty Deed from Olumuyiwa Falana and wife, Temitope Falana, dated March 31, 2020, of record in Instrument No. 20200331-0034220, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8720 Ambonnay Dr, Brentwood, TN 37027.

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 in 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.

Thao Ngoc Quach Date: 10/29/21

Thao Ngoc Quach

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Thao Ngoc Quach, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

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

10/29/2021.
Date

Jennifer Russell
Affiant Signature

11/1/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1st day of November, 2021.

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.