Karen Johnson Davidson County
Batch# 756331 DEEDWARR
11/16/2021 03:00:46 PM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20211116-0152690

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November 2021.

Notary Public

My commission expires:

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brent Travers and Courtney Travers	Legacy Home Loans	160-02-0-042.00
5309 Franklin Pike	4004 Hillsboro Pike # 216B	
Nashville, TN 37220	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Hanh Huu Huynh and wife, Thu Minh Thi Nguyen

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brent Travers and Courtney Travers

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Oak Hill Estates, Section 1, of record in Book 3700, page 119, Register's Office for said County.

Said Lot No. 191 fronts 185 feet on the Westerly side of Franklin Road and extends back 495.16 feet on the Northerly line and 510 feet on the Southerly line to a dead line measuring 218.35 feet thereon.

Being the same property conveyed to Hanh Huu Huynh and wife, Thu Minh Thi Nguyen by Warranty Deed from Houston Blazer and wife, Violet Blazer of record in Book 10542, page 413, Register's Office for Davidson County, Tennessee.

This is improved property known as **5309 Franklin Pike, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of November, 2021.

Hanh Huu Huynh

Thu Minh Thi Nguyen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hanh Huu Huynh and Thu Minh Thi Nguyen, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of November, 2021.

Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SolomonParks File No. 21-000304-524