Karen Johnson Davidson County
Batch# 759571 DEEDWARR
11/23/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211123-0155354

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Thanh An Huynh<br>761 Baugh Road<br>Nashville, TN 37221 | Thanh An Huynh<br>761 Baugh Road<br>Nashville, TN 37221 | 142-10-0-079.00 |

**THIS INDENTURE,** made this 16th day of November, 2021 between

**Jessica L. Rocco, an unmarried woman**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Thanh An Huynh, unmarried**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**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 5 on the Plan of Green Meadows, Section One, of record in Book 5050, Page 92, Register's Office for Davidson County, Tennessee. Said Lot 5 fronts 75 feet on the southerly margin of Baugh Road and extends 179.08 feet on the westerly line and 180.81 feet on the easterly line to a dead line in the rear, measuring 79.83 feet thereon.**

**This being the same property conveyed to Jessica L. Rocco, an unmarried woman by Warranty Deed dated 08/25/2017 from The Bernard Francis Forte, Sr., Family Trust, Rebecca Forte Medlen, Trustee and Bernard Francis Forte, Jr., Trustee of record in Instrument No. 20170828-0087938, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 761 Baugh Rd, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

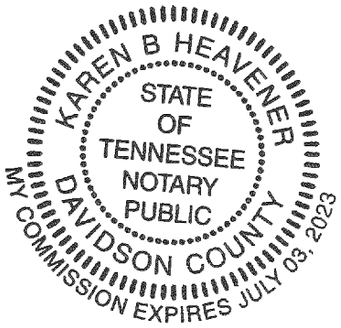
Jessica L. Rocco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jessica L. Rocco, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of November, 2021.

Karen B Heavener
Notary Public
My Commission Exp:_____



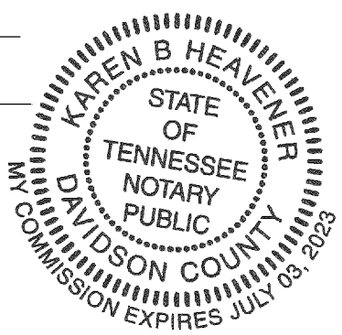

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $375,000.00.

Jessica L Rocco
Affiant

Sworn to and subscribed before me, this 16th day of November, 2021.

Karen B. Heavener
Notary Public
My Commission Exp:_____



**Tennessee Certification of Electronic Document**

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 11/16/2021 (date of document).

Jennifer Russell
Affiant Signature

11/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

