Karen Johnson Davidson County
Batch# 760396 DEEDWARR
11/24/2021 09:55:56 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20211124-0155927

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 23 day of Nov, 2021.

Notary Public

My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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:
Able Builders, Inc.	**New Owner**	**09206043700**
810 Lea St	↵	
Nashville, TN 37208		

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,

Hieu M. Dang, married

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

Able Builders, Inc., a Tennessee Corporation

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 No. 3 on the Map of Lenacourt, as of record in Book 1835, Page 8, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Toi Nguyen and wife, Di This Nguyen, by Warranty Deed from Emory H. Holmes and wife, Bobbie J. Holmes, dated May 4, 1987, of record in Book 7238, Page 265, Register's Office for Davidson County, Tennessee. Toi Nguyen and wife, Di This Nguyen, conveyed subject property to Lang Van Nguyen and Xuan Ngoc Le, by Quitclaim Deed dated May 7, 2007, of record in Instrument No. 20070511-0056630, Register's Office for Davidson County, Tennessee. The said Lang Van Nguyen having since died on November 13, 2007. Xuan Ngoc Le conveyed her interest as surviving tenant by the entirety in subject property to Hieu M. Dang, by Quitclaim Deed dated March 30, 2016, of record in Instrument No. 20160330-0030248, Register's Office for Davidson County, Tennessee.

This is unimproved property not subject to claim of marital interest.

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~~ HD) unimproved (X) property known as 810 Lena St, Nashville, TN 37208.

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.

Hieu M. Dang Date: 11/23/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hieu M. Dang, 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 23rd day of November 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

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