Karen Johnson Davidson County
Batch# 761304 DEEDWARR
11/24/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211124-0156606

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-03135

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Catherine H. Do, Cam L T Huynh and and Tank Vo 417 Spickard Court Nashville, TN 37218	VAME	058-09-0A-198.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Layton Jones, A Single Man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Catherine H. Do, Cam L T Huynh and and Tank Vo, As Tenants in Common**, hereinafter called the Grantees, their successors 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. 189 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7 - Section 1, "A Cluster Lot Planned Unit Development" formerly Creekside Trails (erroneously omitted in prior deeds), of record in Plat at Instrument No. 20070824-0101605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Layton Jones, a single man by Warranty deed from Derrick Salter AKA Derrick D. Salter and Candice Marie Salter, husband and wife of record in Instrument No. 20170111-0003290 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 11, 2017. (Value of consideration shown in aforementioned deed $248,500.00.) Being also known as 417 Spickard Court Nashville, Tennessee 37218.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 417 Spickard Court, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 5th day of November, 2021

Layton Jones

Layton Jones

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 05th day of November, 2021, before me personally appeared Layton Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/2/2022

LATIKA DINI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 05th November, 2021.

Custodian's Signature — 11/05/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 05th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023