WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huy Nguyen and Maribel Gomez Lopez	Fairway Independent Mortgage Corporation	058100C05800CO
(NAME)	(NAME)	
1001 Lawsons Ridge Drive	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 8th day of October, 2021, by and between **Karla Milagros Reed, also known as Karla Milgros Reed and Larry W. Reed Jr., wife and husband,** party of the first part, and **Huy Nguyen and Maribel Gomez Lopez, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 58 on the Final Plat of Phase Four, Carrington Place, a Cluster Lot Subdivision, of record in Instrument No. 201712200129584, said Register's Office, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Celebration Homes, LLC by Quitclaim Deed from Corey W. Craig and Randall B. Smith, dated 10/19/2018 and recorded 10/26/2018, of record in Instrument 201810260106213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karla Milgros Reed and Larry W. Reed, Jr, wife and husband by Warranty Deed from Celebration Homes, LLC, a Tennessee Limited Liability Company, dated 01/10/2020 and recorded 01/14/2020, of record in Instrument 202001140005063, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

Karen Johnson Davidson County
Batch# 761644 DEEDWARR
11/29/2021 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,600.25
20211129-0157125

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Karla Milagros Reed

Larry W. Reed, Jr.

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Karla Milagros Reed, a/k/a Karla Milgros Reed, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of October, 2021.

Commission expires:

Notary Public

STATE OF TN

COUNTY OF Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Larry W. Reed, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of October, 2021.

Commission expires:

My Commission Expires 9/6/2022

Notary Public

EXHIBIT B

All matters shown on the plat of record in Plat Instrument 201712200129584, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 200802150015254, as amended in Instrument 201902050011005, Register's Office for Davidson County, Tennessee,

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 November 18, 2021

Affiant Signature

November 18, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18th day of November, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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