Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16047

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2021.

Notary Public

My commission expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 770971 DEEDWARR
12/09/2021 10:26:38 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20211209-0163232

IIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hoger Dosky	SVOBC Corp.	**173040A29500CO**
5464 Oak Chase Drive	9311 San Pedro, #100	
Antioch, TN 37013	San Antonio, TX 78216	

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,

Tung Thi Le, unmarried and Pha Duc Le, unmarried

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

Hoger Dosky and Nadyar Dosky, husband and wife

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. 240 on the First Revision of Phase Three, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phoi Le and Diep Doan, husband and wife, by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation, dated 10/27/05 of record in Instrument No. 20060201-0012450, Register's Office of Davidson County, Tennessee. By Quitclaim Deeds of record in Instrument No. 20111021-0081887, as corrected by Scrivener's Affidavit of record in Instrument No. 20111123-0091830, Instrument No. 20121120-0107007, Instrument No. 20131220-0128547, and Instrument No. 20150420-0034941, percentage interests in subject property were conveyed by Phoi Le and wife, Diep Doan, to Tung Thi Le and Pha Duc Le, vesting each with a 50% undivided interest in subject property.

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) unimproved (____) property known as 5464 Oak Chase Drive, Antioch, TN 37013.

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.

Tung Thi Le Date: 12/03/21

Tung Thi Le

Pha Duc Le Date: 12/03/21

Pha Duc Le

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Tung Thi Le and Pha Duc Le, 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 3 day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY