Karen Johnson Davidson County
Batch# 775631 DEEDWARR
12/17/2021 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211217-0166847

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112482

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thuc Ngoc Nguyen and Ngoc Yen Dang	PennyMac Loan Services LLC	
(NAME)	(NAME)	
3025 Cody Hill Road	3043 Townsgate Road, Suite 200	172-12-0B-356.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Westlake Village, CA 91361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($450,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CYNTHIA J. NEWTON, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THUC NGOC NGUYEN AND NGOC YEN DANG, A MARRIED COUPLE, 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. 207 on the Plan of Bradford Hills, Section Fourteen, of record in Plat Book 7900, Page 6 and amended in Book 7900, page 739, 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 Cynthia J. Newton by Warranty deed from Claridge Builders, Inc. of record in Book 9553, page 891, Register's Office for Davidson County, Tennessee, dated December 16, 1994 and recorded on December 22, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3025 Cody Hill Road, Nashville, TN 37211

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hand(s) this the 9th day of December, 2021

Cynthia J. Newton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

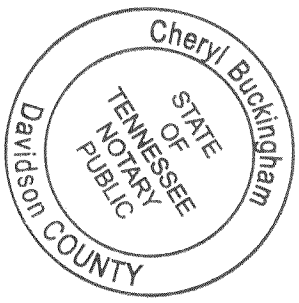
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Cynthia J. Newton, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within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

Witness my hand and official seal, this the 9th day of December, 2021.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-29, 2021.

Affiant
Date: November 4, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY