Name and Address of New Owner:
Morgan Nguyen
280 Garry Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 782663 DEEDWARR
01/03/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220103-0000207

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 134 13 0 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lal Than Lian and Kim Kim, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Morgan Nguyen,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 105 ON THE PLAN OF KENILWORTH ESTATES, SECTION 1, OF RECORDS IN BOOK 2900, PAGES 105 AND 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT NO. 105 FRONTS 70 FEET ON THE NORTHERLY SIDE OF GARRY DRIVE AND EXTENDS BACK 142.7 FEET ON THE WESTERLY LINE AND 143.4 FEET ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 70 FEET THEREON.

Being the same property conveyed to Lal Than Lian and Kim Kim, husband and wife by Warranty Deed from Amanda Dean, as Trustee for The 280 Garry Drive Trust of record as Instrument No. 20160128-0008158 in the Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 28, 2016.

Being also known as 280 Garry Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of December, 2021.

_____(SEAL)
Lal Than Lian

Kim
_____(SEAL)
Kim Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of December, 2021, before me personally appeared Lal Than Lian and Kim Kim, 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's (or persons') free act and deed.

Witness my hand this 21 day of December, 2021.

_____
Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Bernardine Blasucci
(Affiant)

Sworn to and subscribed before me this
27th day of December, 2021.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025
File No. 2021-3883-DP

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/21/2021 (date of document).

Jennifer Russell
Affiant Signature

12/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of December, 2021.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

