Karen Johnson Davidson County
Batch# 783645 DEEDWARR
01/04/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20220104-0001060

Warranty Deed

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $386,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of December, 2021. Notary Public My commission expires: 11.3.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tiruye Baye Jalie and Nigus Molla Abey	New Owner(s)	183 05 0A 255.00
805 Morningwood Place		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THIEN TRIEU NGUYEN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIRUYE BAYE JALIE AND NIGUS MOLLA ABEY, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 64 on the Plan of Phase 5, Section 8, October Woods, a Planned Unit Development, of record in Instrument No. 19991214-0303097 and Instrument No. 19991214-0303098, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thien Trieu Nguyen, a married man, by Quitclaim Deed from Trang Thi Thuy Tran, a married woman, of record in Instrument No. 20200109-0003149, in the Register's Office of Davidson County, Tennessee, dated January 08, 2020 and recorded on January 09, 2020.

Being the same property conveyed to Trang Thi Thuy Tran and husband, Thien Trieu Nguyen, by Quitclaim Deed from Phuong Thi Le and husband, Liem Van Tran, of record in Instrument No. 20170127-0008954, in the Register's Office of Davidson County, Tennessee, dated January 26, 2017 and recorded on January 27, 2017.

Being the same property conveyed to Phuong Thi Le, by Warranty Deed from Lakisha T. Glass, Unmarried, of record in Instrument No. 20100518-0038270, in the Register's Office of Davidson County, Tennessee, dated May 17, 2010 and recorded on May 18, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 805 Morningwood Place, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2021.

Thien Trieu Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thien Trieu Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/22/21 (date of document).

Connie Taylor
Affiant Signature

12/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

