Karen Johnson Davidson County
Batch# 785662 DEEDWARR
01/10/2022 08:53:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20220110-0002400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$230,000.00** (Two Hundred Thirty Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of December, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 4-13-25

(NOTARY SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Grayson Hardaway 1209 North Graycroft Avenue Madison, TN 37115	InterLinc Mortgage Services, LLC 5875 N. Sam Houston Pkwy West, Ste. 300 Houston, TX 77086	033-16-0- 056.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **TIN QUANG NGUYEN, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GRAYSON HARDAWAY, MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 27-A on the plan of ZONE LOT DIVISION, LOTS 27, 34, AND 35 OF PRIMROSE MEADOWS, SECTION ONE, as shown by plat of record in Book 4675, Page 18 and as amended in Plat Book 5800, Page 310, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tin Quang Nguyen, unmarried, by deed from Barry D. Alderson, married, of record in Instrument No. 20170531-0053795, dated May 30, 2017 and recorded May 31, 2017, Register's Office for Davidson County, Tennessee.

Fay Witcher, II, executes this instrument as Attorney-in-Fact on behalf of Tin Quang Nguyen, pursuant to the Power of Attorney recorded in Instrument No. 202201100002399, Register's Office for Davidson County, Tennessee.

Being also known as 1209 North Graycroft Avenue, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1209 NORTH GRAYCROFT AVENUE** **MADISON, TN 37115**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2021116332

WITNESS, this 27th day of December, 2021

Tin Quang Nguyen

By: Fay Witcher, II, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of December, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Fay Witcher, II**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Tin Quang Nguyen**, and acknowledged that he executed that same as the free act and deed of the said **Tin Quang Nguyen**.

WITNESS my hand and official seal this the 27th day of December, 2021.

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires JULY 9, 2024

Notary Public

Commission Expires:

True Copy Certification

I, Yvette Meldrum, 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 December 28, 2021.

Signature
December 28, 2021
State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

LTSR Number:

GTE File: 2021116332