Karen Johnson Davidson County
Batch# 792397 DEEDWARR
01/18/2022 02:56:37 PM 2 pgs
Fees: $13.00 Taxes: $1,701.63
20220118-0006961

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. Suite 202 Nashville, TN 37212

File No.: NAS0633-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Huynh Nhu Thi Nguyen and Trong Hieu Nguyen, wife and husband	Huynh Nhu Thi Nguyen and Trong Hieu Nguyen, wife and husband	183-05-0A-303.00-CO
(NAME) 5563 Craftwood Drive	(NAME) 5563 Craftwood Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Nine Thousand Nine Hundred And No/100 Dollars ($459,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **NORMA JAMES KRUEGER, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE\ PRESENTS DO TRANSFER AND CONVEY UNTO **HUYNH NHU THI NGUYEN AND TRONG HIEU NGUYEN, WIFE AND HUSBAND**, 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. 491 on the Plan of Phase Four, Section Seven B, October Woods, R10 Residential P.U.D. of record in Plat at Instrument No. 20000907-0088378, 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 Norma James Krueger, a single person by Warranty deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20020102-0000445 Register's Office for Davidson County, Tennessee, dated December 31, 2001 and recorded on January 02, 2002. (Value of consideration shown in aforementioned deed $223,205.00.) Being also known as 5563 Craftwood Drive Antioch, Tennessee 37013.

This is improved ☒ property, known as 5563 Craftwood Drive, Antioch, TN 37013

(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 our hands this the 4th day of January , 2022.

Norma James Krueger

State of Tennessee

County of Davidson

On this 4th day of January, 2022, before me personally appeared Norma James Kruger,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 (or person's) fee act and deed.

Witness my hand, at office, this 4th day of January ,2022.

Notary's Signature

(Seal)

My commission expires: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023