Karen Johnson Davidson County
Batch# 796490 DEEDWARR
01/28/2022 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20220128-0010208

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $392,500

Affiant Signature

Subscribed and sworn to before ~~me on this~~ the 14th Day of January 2022

Notary Public

My Commission expires 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Loc Nguyen
524Starliner Drive
Nashville, TN 37218

SEND TAX BILLS TO:
Loc Nguyen
524Starliner Drive
Nashville, TN 37218

MAP AND PARCEL NUMBER: Tax ID # 09016013300

WARRANTY DEED

21NT03184

Effective the 14 Day of January 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lan T. Nguyen aka Lan Thi Nguyen

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Loc Nguyen, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1008 on the plan of Charlotte Park Subdivision, Section 13, of record in Book 2900, Page 142 and 143, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to Lan T. Nguyen by Quit Claim Deed from Thu-Nguyet T. Tran aka Nguyet Tran and Lan T. Nguyen dated 08/03/2021 recorded 08/04/2021 as Document Number 20210804-0105083, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 524 Starliner Dr, Nashville, TN 37209-2815

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 14 day of January 2022

Lan T. Nguyen aka Lan Thi Nguyen by Huong as Attorney-in-Fact

Lan T. Nguyen aka Lan Thi Nguyen by Huong Tran as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 14th day of January, 2022, before me personally appeared Huong Tran, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lan T. Nguyen aka Lan Thi Nguyen, and who acknowledged that they executed the same as the free act and deed of Lan T. Nguyen aka Lan Thi Nguyen.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-14-22.

Kesha Herron

Affiant Signature

1-19-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of January, 2022

Notary's Signature

My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

202201280010208