Karen Johnson Davidson County
Batch# 797393 DEEDWARR
01/31/2022 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,153.40
20220131-0010983

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $582,000.00.

Affiant

Subscribed and sworn to me on 01/19/22.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thao Ngoc Quach 517 Wilcox Court, Nolensville, TN 37135	Churchill Mortgage 1749 Mallory Lane Ste. 100 Brentwood, TN 37027	186 04 A 365.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Isaac T. Bui and Tammy T. Quach, erroneously referred to as Tammy T. Quoch, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Thao Ngoc Quach, unmarried woman hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 365 on the Final Plat of Burkitt Place, Phase 2-K, Section 2 as of record in Instrument No. 20140609-0049811, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Isaac T. Bui and Tammy T. Quach, erroneously referred to as Tammy T. Quoch, husband and wife, by Warranty Deed from Celebration Homes. LLC, a Tennessee limited liability company, dated May 13, 2015 and recorded July 22, 2015, Instrument No. 20150722-0071752, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 517 Wilcox Court, Nolensville, Tennessee 37135.
>
> The said Tammy T. Quach and Tammy T. Quoch being one and the same.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 01/19/22.

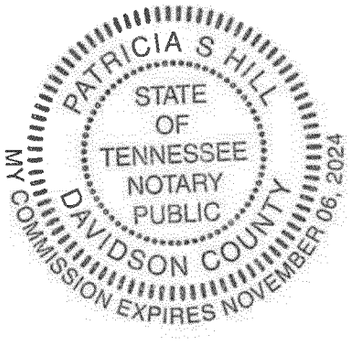
Isaac T. Bui

Tammy T. Quach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/19/22, before me personally appeared Isaac T. Bui and Tammy T. Quach, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/19/22



NOTARY PUBLIC

My Commission Expires: 11-6-24

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on January 19, 2022

Signature January 19, 2022

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on January 19, 2022

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY