WARRANTY DEED

Karen Johnson Davidson County
Batch# 799367 DEEDWARR
02/02/2022 12:37:54 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20220202-0012419

#16181

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2022

Judy R. Montague
Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

JUDY R. MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Epstein	NEW OWNER	16800012500
(NAME)	(NAME)	
3704 Hobbs Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tuan Nguyen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam Epstein,** 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. 1 on the Plan of Claude W Smith Subdivision, as of record in Instrument No. 20190320-0025451, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with ta 50 foot ingress-egress and utility easement as more fully described in Deed of record in book 10482 Page 439, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tuan Nguyen, by deed of record in Instrument No. 20220202-0012418 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8942 Hester Beasley Road, Nashville, TN 37221
(House Number) (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 my/our hands this 2nd day of February, 2022.

Tuan Nguyen

State of Tennessee
County of DAVIDSON

Personally appeared before me Tuan Nguyen, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of February, 2022.

Judy R. Montague
Notary Public
My Commission Expires: 11-3-2025

File No.: 16181

