Karen Johnson Davidson County
Batch# 803093 DEEDWARR
02/10/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,408.96
20220210-0015424

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27TH~~ 31st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-03469

Address of New Owner:	Send Tax Bills to:	Tax Information:
Linh Thi Cam Bui and Minh Tuan Tran 9032 Rigden Mill Dr. Nashville, TN 37211	Linh Thi Cam Bui and Minh Tuan Tran Churchill Mortgage Corp 1749 Mallory Ln, Ste 100 Brentwood, TN 37027	173-09-0A-529.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Tyler Hoke, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linh Thi Cam Bui and Minh Tuan Tran, wife and husband**, hereinafter called the Grantees, their successors 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. 432 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 Matthew Tyler Hoke, a single man by Warranty Deed from Ramadan L. Albadran, a married man of record in Instrument No. 20190611-0056111 Register's Office for Davidson County, Tennessee, dated June 10, 2019 and recorded on June 11, 2019. (Value of consideration shown in aforementioned deed $280,000.00.) Being also known as 9032 Rigden Mill Dr. Nashville, Tennessee 37211.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 9032 Rigden Mill Dr., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of ~~January~~, 2022

Matthew Tyler Hoke

STATE OF NC
COUNTY OF Wake

On this 26th day of January, 2022, before me personally appeared Matthew Tyler Hoke, 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) free act and deed.

Notary Public

ALEXANDER P VENTRELLA
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 08-30-2025

My Commission Expires: 8/30/2025

MTH

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/26/2022 (date of document).

Jennifer Russell
Affiant Signature

1/31/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

