G#35506-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 804626 DEEDWARR
02/14/2022 09:20:06 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20220214-0016464

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Van Nguyen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/25

(AFFIX SEAL)

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Van No Nguyen	Pinnacle Bank	059-11-0-287.00
(NAME)	(NAME)	
707 Paige Cir	150 3rd Avenue South, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37201	
(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, **William A. Brown III, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Van Nguyen, an unmarried person**, 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. 24B on the Zone Lot Division of Lots 24 and 25 on the Plan of Paige Villa, of record in Plat Book 6250, Page 881, amends Plat Book 6250, Page 557, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Brown, III, unmarried from Leland D. Watts, married by Warranty Deed on October 16, 2014, of record in Instrument Number 20141017-0096028, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 707 Paige Cir, Nashville, TN 37207
(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 singulár 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 11th day of February, 2022.

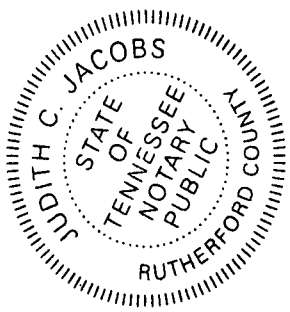
William A. Brown III

State of Tennessee
County of Davidson

Personally appeared before me William A. Brown III, 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 11th day of February, 2022.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23



File No.: 202201017