Karen Johnson Davidson County
Batch# 816243 DEEDWARR
03/07/2022 08:33:36 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20220307-0025338

BOX #14

G#35586-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of March, 2022.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Linh Thi Thuy Nguyen	**"New Owner"**	**148 03 0 101 00**
1134 Beech's Tavern Trail		
Franklin, TN 37069-6114		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jimmy Haingoc Tran and Huyen Minh Nguyen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linh Thi Thuy Nguyen, a married woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 705 on the Plan of Cherokee Hills, Section Seven, of record in Plat Book 3842, Page 72, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 705 fronts 31.3 feet, 36.1 feet, and 14.4 feet on the northerly margin of Cherokee Court, and extends back between unparallel lines, the northerly line measuring 230.0 feet, the southerly line measuring 169.9 feet, to a rear line which measures 77.3 feet thereon.

BEING the same property conveyed to Jimmy Haingoc Tran and Huyen Minh Nguyen, husband and wife, by Warranty Deed dated June 27, 2016, from Jerry Dabbs, unmarried, of record in Instrument No. 20160628-0065685, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 3842, Page 72, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 4037, Page 583, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

This is improved property, known as: **126 Cherokee Court, Antioch, TN 37013**.

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 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 hand(s) this **4th** day of **March, 2022.**

Jimmy Haingoc Tran

Huyen Minh Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jimmy Haingoc Tran and Huyen Minh Nguyen,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **March, 2022.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY