WARRANTY DEED

PLEASE RETURN TO WARRANTY TITLE INSURAN
120 ANDERSON LANE
HENDERSONVILLE, TN 370

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
R COUNTY

Karen Johnson Davidson County
Batch# 822557 DEEDWARR
03/15/2022 11:00:02 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20220315-0029991

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
arranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Hoangdan Phung Nguyen and Maggie Xiaohong Huang	Bank of America, N.A.	148-14-184.00
(NAME)	(NAME)	
3072 Belize Way	TX2-979-01-02, 4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Union City, CA 94587	Fort Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220106

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dirt Rich Dads, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Hoangdan Phung Nguyen and Maggie Xiaohong Huang, as tenants in common**, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 109 on the Plan of Haywood Forest, Section Two, revised as of record in Book 5200, page 225, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Dirt Rich Dads, LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated October 14, 2021 and filed of record in Instrument No. 20211022-0141724, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5480, page 13, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4632 Packard Drive, Nashville, TN 37211
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of March, 2022

Dirt Rich Dads, LLC

BY: _____
Josh Souder
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Josh Souder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Dirt Rich Dads, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 11th of March, 2022.

_____
Notary Public
My Commission Expires: 3/25/25

