ATAEL-22-7000

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 823724 DEEDWARR
03/17/2022 01:49:57 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220317-0031270

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **320,000.00**. Madison Mazzanti Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 03/07/2022 Tonya Thomas Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 10-26-25

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mount Juliet Road, Mt. Juliet, TN 37122
File #ATAEL-22-7000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daovee Thavisouk and Vinh Nguyen	**Premier Mortgage Group, LLC, ATIMA/ISAOA**	**086-04-0A-064.00**
(NAME) **4356 Oakcrest Lane**	(NAME) **239 John R. Rice Boulevard**	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) **Murfreesboro, TN37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tina Dang Do and Binh Thanh Do, tenants by the entirety,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daovee Thavisouk and Cam Nguyen, husband and wife, and Vinh Nguyen, a married man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee and being Lot No. 49, Oakcrest, Phase 2-A of record Plat Book 6900, page 881 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tina Dang Do and Husband, Binh Thanh Do, tenants by the entirety by Deed dated April 16, 2019 from Donald R. Barrett, Jr., Trustee, recorded April

17, 2019, in Instrument Number 20190417-0035047, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4356 Oakcrest Lane, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **March, 2022**.

Tina Dang Do

Binh Thanh Do

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Tina Dang Do and Binh Thanh Do**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **March, 2022**.

NOTARY PUBLIC

My Commission Expires: 4/2/24

SCOTT MEYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY