Karen Johnson Davidson County
Batch# 834928 DEEDWARR
04/05/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20220405-0039281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF March, 2022.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Khiem Vo and Kevin Vo	New Owner	
(NAME)	(NAME)	
1116 Argyle Avenue		105 05 0Z 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **ERIC A. POULOS, MRRIED AND SHARON POULOS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN KHIEM VO AND KEVIN VO,** 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 Unit 1116, The Row at 12th S. Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20151221-0128111, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Eric A. Poulos and Alex Poulos and Sharon Poulos, all as tenants in common with rights of survivorship, by Warranty Deed from E3 Construction Services, LLC, a Tennessee limited liability company, of record in Instrument No. 20170420-0038713, in the Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 20, 2017. Alex Poulos died on May 29, 2020, leaving Eric A. Poulos and Sharon Poulos as surving Tenants by Right of Survivorship.

This was never the marital residence for Eric A. Poulos.

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

unimproved _
This is improved x property, known as 1116 Argyle Avenue, Nashville, TN 37203
(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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of March, 2022.

ERIC A. POULOS

Sharon Poulos by Eric Poulos

SHARON POULOS, BY: ERIC A. POULOS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric A. Poulos, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of March, 2022.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _ day of March, 2022, before me personally appeared Eric A. Poulos, to me known to be the person who executed the foregoing instrument on behalf of Sharon Poulos and acknowledged that he executed the same as the free act and deed of Sharon Poulos.

Witness my hand and official seal this 28 day of March, 2022.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/3/25

Notary Public

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 3/28/2022 (date of document).

Jennifer Russell
Affiant Signature

3/29/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

