WARRANTY DEED

Karen Johnson Davidson County
Batch# 835245 DEEDWARR
04/06/2022 10:29:34 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20220406-0039724

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMAS VORHOF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradford James	NEW Owner	09102032900
(NAME)	(NAME)	
6204 - A Louisiana Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Minh Nguyen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bradford James, a single man,** 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 5-B, CHEROKEE PARK SUBDIVISION, ZONE LOT DIVISION LOT NO. 5, as shown on plat of record in Plat Book 6200, Page 255, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Minh Nguyen by deed dated January 12, 2021 from Thanh Phung of record in Instrument No. 20210113-0006101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thanh Phung by deed dated January 18, 2019 from Aakash Kapoor, a married man of record in Instrument No. 20190122-0005777, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6204 - A Louisiana Avenue, Nashville, TN 37209
(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/our hands this 4th day of April, 2022.

Minh Nguyen

State of Tennessee
County of Davidson

On this 4th day of April, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Minh Nguyen, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 4th day of April, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

File No.: 22-James

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.