Karen Johnson Davidson County
Batch# 836146 DEEDWARR
04/07/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220407-0040604

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $470,000.00 Affiant Subscribed and sworn to before me, this the 31st day of March, 2022 Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tan Nguyen and Thi Pham	Pinnacle Bank	128-10-0-248.00
7812 Dan Kestner Court	150 3rd Avenue South #1000	
Nashville, TN 37221	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LOC NGUYEN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAN NGUYEN AND THI PHAM, HUSBAND AND WIFE**, 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: TN TP

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of First Revision, Meade Vue Subdivision of record in Plat Book 9700, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seth A. Sanders and Kristin L. Sanders, husband and wife by Warranty deed from Jonathan S. Carlton, Executor, C. T. A. of the Estate of Jonathan Lowry Wilson, Sr. of record in Instrument No. 20161007-0106207 Register's Office for Davidson County, Tennessee, dated October 04, 2016 and recorded on October 07, 2016.

The Estate of Jonathan Lowry Wilson, Sr. having been probated under Docket No. 16P1194, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Said Probate is now closed.

Being the same property conveyed to Loc Nguyen, unmarried by Warranty deed from Seth A. Sanders and Kristin L. Sanders, husband and wife of record in Instrument No. 20220131-0010696 Register's Office for Davidson County, Tennessee, dated January 11, 2022 and recorded on January 31, 2022 .

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7812 Dan Kestner Court, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2022.

Loc Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Loc Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of March, 2022.

Notary Public

My Commission Expires:

5-2-22

J. BRANDON MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/01/2022 ____ (date of document).

Affiant Signature

04/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025