Karen Johnson Davidson County
Batch# 843506 DEEDWARR
04/21/2022 11:46:47 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20220421-0046243

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62459

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Billy Zhang 227 Oceola Avenue #10 Nashville, TN 37209	Same

TAX MAP PARCEL NUMBERS: 091140F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tram Mays Nguyen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billy Zhang,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 10 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163, amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, No. 20200513-0049373, Inst. No. 20210427-0056038, and further amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553 and Inst. No. 20200710-0075253 said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tram Mays, a single woman by Warranty Deed from Alabaster West. LLC, a Tennessee limited liability company, dated March 27, 2020 and recorded on March 31, 2020 of record in Inst. No. 20200331-0034379 and by Quitclaim Deed and Instrument of Correction, dated December 30, 2021, recorded January 31, 2022, of record in Inst. No. 20220131-0010741, Register's Office for Davidson County, Tennessee. The said Tram Mays is now known as Tram Nguyen.

Han Hong, spouse of Tram Mays Nguyen, joins in the execution of this instrument solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and restrictions for Alabaster West Townhomes of record in Inst. No. 20171009-0103163 amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst No. 20200513-0049373, Inst. No. 20210427-0056038 and amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553, Inst. No. 20200710-0075253, said Register's Office, which Plan shows a minimum building setback line and easement(s) to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20171009-0103163 amended in Inst. No. 20171130-0122427 and corrected by Scrivener's Affidavit of record in Inst. No. 20180724-0072069, Inst. No. 20180806-0077271, Inst No. 20200513-0049373, Inst. No. 20210427-0056038 and amended in Inst. No. 20180731-0074452, Inst. No. 20200327-0033553, Inst. No. 20200710-0075253, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Restrictions and Covenants for Stormwater Facilitates and Systems of record in Inst. No. 20170928-0099443, said Register's Office; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Inst. No.20170928-0099424, said Register's Office; All matters shown in Book 6200, page 404, said Register's Office.

This instrument is executed on behalf of by Han Hong pursuant to a Power of Attorney executed by her on the _____ day of April, 2022, of record in Instrument No. 20220421-0046242, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 227 Oceola Avenue, # 10, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2022.

Tram Mays Nguyen by Han Hong Attorney In-Fact
Tram Mays Nguyen by Han Hong, Attorney-In-Fact

Han Hong

State of Tennessee

County of Davidson

On this 14th day of April, 2022, before me the undersigned authority, personally appeared **Han Hong**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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, **Han Hong** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2022.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Notary

My Commission Expires: _____

State of Tennessee

County of RUTHERFORD

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Sworn and subscribed before me this 14th day of April, 2022.

Notary

My Commission Expires: 2-8-24

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE