Karen Johnson Davidson County
Batch# 862293 DEEDWARR
05/25/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220525-0060634

WARRANTY DEED

KRISTEN M. TRAINI Notary Public NI Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gustavo Lopez Santos	New Owner	M/P 07504003400
(NAME)	(NAME)	
4565 Andrew Jackson Pkwy.		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we ***Hoangyen Truong, a married woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Gustavo Lopez Santos, and Hortencia Zurita Ramirez, husband and wife***, hereinafter called the GRANTEE(S), his/her/their 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 No. 120, on the plan of SECTION THREE TULIP GROVE, as shown on plat of record in Book 3700, Page 146, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Hoangyen Truong by Warranty Deed from Van W. Liggett, dated 09/21/2015, of record in Instrument 20150925-0097619, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantor or her spouse.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Book 3700, Page 146, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 4181, Page 95, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4565 Andrew Jackson Parkway, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 16th day of May, 2022.

Hoangyen Truong

By Hoai Pham ATTORNEY IN FACT Date: 05/16/22

Hoangyen Truong
By: Hoai Pham, Attorney-In-Fact

State of Tennessee
County of Wilson

On this 16th day of May, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Hoai Pham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Hoangyen Truong, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

202205250060633

Witness my hand and Official seal this 16th day of May, 2022.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202205250060634

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 5/16/2022 (date of document).

Jennifer Russell
Affiant Signature

5/19/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19 day of ~~April~~ May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

