WARRANTY DEED

Karen Johnson Davidson County
Batch# 869921 DEEDWARR
06/13/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220613-0066872

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day ~~May~~ June 2022

Notary Public

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

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dieu Nguyen	New Owner	114070B04500CO
(NAME)	(NAME)	
569 Wheatfield Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **Jae Sung Yi and Olivia Marie Yi, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dieu Xuan Nguyen**, unmarried 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. 105 on the Plan of Section One, Westchase of record in Plat at Instrument No. 20021203-0148525, 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 Jae S. Yi, a single man and Young Ok Yi, a married woman by Warranty Deed dated 09/05/2014 from Rebecca N. Dickinson and husband, Andrew C. Dickinson of record in Instrument 201409100082914, Register's Office for Davidson County, Tennessee.

AND

Further being the same property conveyed to Jae Sung Yi and Olivia Marie Yi, husband and wife by Quit Claim Deed dated 10/05/2021 from Jae S. Yi aka Jae Sung Yi, a married man and Young Ok Yi, a married woman of record in Instrument 202110140138315, Register's Office for Davidson County, Tennessee.

This conveyance subject to Right of Way Easement of record in Book 751, Page 374, Easement of record in Book 787, Page 14, Book 787, Page 13, Agreement of record in Book 2484, Page 315, Agreement for Dedication of Easement for Sanitary Sewers Easement of record in Book 5222, Page 720, Book 8626, Page 852, Agreement for Dedication of Sewer Line Easement of record in Instrument 200210280131574, Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200211040134795, Quitclaim Deed to the Homeowner's Association of record in Instrument 200609210117333, Register's Office for Davidson County, Tennessee.

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 ☒ 569 Wheatfield Way, 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 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 3 Day ~~May~~ June 2022.

Jae Sung Yi

Olivia Marie Yi

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jae Sung Yi and Olivia Marie Yi, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of May, 2022.

Notary Public:
My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202206130066872

Certificate of Authenticity

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

6/13/2022
Date

Jennifer Russell
Affiant Signature

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this _____ day of June, 2022.

Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

