This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17522-RR

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2022.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

Notary Public
My Commission Expires: 2-6-2024

Karen Johnson Davidson County
Batch# 871316 DEEDWARR
06/14/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220614-0067539

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trung Duong and Lan Duong 5744 Cedar Ash Crossing Antioch, TN 37013	New Owner	164-13-0-055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eric Anthony Sciullo**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Trung Duong and Lan Duong**, 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:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of First Revision Asheford Crossing Section Two of record in Plat Book 9700, Page 171, 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 Eric Anthony Sciullo, an unmarried man by Warranty deed from Correy R. Hunter, married of record in Instrument No. 20190821-0084105 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on August 21, 2019.

This is improved property located at: **5744 Cedar Ash Crossing, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202206140067539

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2022

GRANTOR:

Eric Anthony Sciullo

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Anthony Sciullo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2022.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #574593
Expires 02/06/2024

Notary Public
My Commission expires: 2.6.2024

202206140067539

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 6/3/22.

Affiant Signature

6/7/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of June, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires