Karen Johnson Davidson County
Batch# 871601 DEEDWARR
06/15/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20220615-0068100

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $150,000

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of June 2022

Notary Public

My Commission expires 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Celia C. Jimenez
550 Harding Place, Apt. B115
Nashville, TN 37211

SEND TAX BILLS TO:
Celia C. Jimenez
550 Harding Place, Apt. B115
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID # 147020B03500CO

WARRANTY DEED

22NT00860

Effective the 1st Day of June 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Trung Van Duong and wife, Lan Huynh Duong, aka Duong Lan Huynh

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Celia C. Jimenez

Hereinafter called the GRANTEES, their 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 B-115, on the plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums of record in Instr. No. 20070509-0055551, and amended in Instr. No. 20071011-0120947, and Instr. No. 20080625-0065590, said Register's Office.

Being the same property as conveyed to Trung Van Duong and wife, Lan Huynh Duong, aka Duong Lan Huynh by Warranty Deed from Thi Duong Tu, a single widow dated 10/05/2015 recorded 11/16/2012 in Book NA, Page NA, as Document Number 20121116-0105774, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 550 Harding Pl Apt B115, Nashville, TN 37211

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 1st day of June 2022

Trung Van Duong

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trung Van Duong**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June 2022.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lan Huynh Duong

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lan Huynh Duong**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June 2022.

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 6/1/2022, (date of document).

Affiant Signature

6/8/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of June, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON