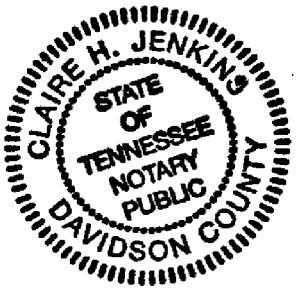
Karen Johnson Davidson County
Batch# 871769 DEEDWARR
06/15/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220615-0068331

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Guadalupe Frias Martinez and Raul E. Martinez-Frias and Rene S. Martinez-Frias	new owner	16206028700
(NAME) 187 Townes Drive	(NAME) 187 Townes Dr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Han T. Nguyen and Huoth Sung Tan, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Guadalupe Frias Martinez, married, Raul E. Martinez-Frias, unmarried and Rene S. Martinez-Frias, unmarried, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 59, on the Plan of Valley Green, according to plat and survey of same appearing of record in Plat Book 4460, Pages 96 & 97, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Han T. Nguyen and Ngoc M. Thai by Warranty Deed from Terri Nicole Anderson, an unmarried woman and Cathy Sue Crook, an unmarried woman, as joint tenants with right of survivorship, dated June 7, 2019 and recorded June 10, 2019 in Instrument No. 20190610-0055154, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Han T. Nguyen by Quitclaim Deed from Han T. Nguyen and Ngoc M. Thai, dated November 16, 2021 and recorded April 11, 2022 in Instrument No. 20220411-0041831, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 187 Townes Drive, 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; 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. 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 8th day of June, 2022.

Han Nguyen

Huoth Sung Tan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Han T. Nguyen and Huoth Sung Tan, wife and husband, the within named bargainor, 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 and official seal, this the 8th day of June, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 6/8/22

GEORGE E. MUDTER, JR.
Dated 6/8/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 6/8/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

