This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $950,000.00.

Affiant

Subscribed and sworn before me this the 24th ~~16th~~ day of June, 2022.

Notary Public
My commission expires:
5.9.2023

Karen Johnson Davidson County
Batch# 879239 DEEDWARR
06/28/2022 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20220628-0073988

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lori Schmidt 922 S. Douglas Ave Nashville, TN ~~37024~~ 37204	New Owner	105-13-0C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MINH NGUYEN A/K/A MINH VAN NGUYEN AND ASHWAQ BAKARI OMAR, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LORI SCHMIDT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 922 of the 920-922 South Douglas Condominium as shown on Exhibit A, to the Master Deed establishing a Horizontal Property Regime for 920-922 South Douglas Condominium, of record as Instrument Number 20051228-0155710, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Minh Nguyen, by deed dated 02/23/2007, from Robert S. Bubis, a married man, of record in Instrument No. 20070228-0024701, Register's Office for said County.

Also being the same property conveyed to Minh Van Nguyen, by Quitclaim Deed dated 02/10/2020, from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20210223-0022301, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 922 S. Douglas Ave, Nashville, TN 37024.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 16th day of June, 2022.

Minh Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Minh Nguyen a/k/a Minh Van Nguyen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2022.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Ashwaq Bakari Omar

STATE OF Oregon

COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashwaq Bakari Omar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of June, 2022.

My commission expires:

Notary Public

OFFICIAL STAMP
PETER DOUGLAS RODOCKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 989349
MY COMMISSION EXPIRES JULY 07, 2023

I, Emily Prophet, 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 of document).
and 6.17.2022

Affiant Signature

6.24-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of June, 2022.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

