Box 14

35970-9
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22060472

Karen Johnson Davidson County
Batch# 882833 DEEDWARR
07/01/2022 10:40:44 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20220701-0076573

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2022.

Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Long T. Nguyen and Christina Bui	FirstBank	172-01-0A-027.00CO
33 Nickleby Down	P.O. Box 388	
Brentwood, TN 37027	Lexington, TN 38351	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michelle R. Scott, married**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Long T. Nguyen and Christina Bui, husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Copperfield Revised of record in Plat Book 6900, Page (S)555 through 559, 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 Michelle R. Nehilla, an unmarried woman by Warranty deed from Dexter W. Shurney and wife, Florence Shurney of record in Instrument No. 20101005-0079413 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 05, 2010. Name Affidavit Recorded on October 15, 2019, In Instrument No 20191015-0105543. **The said Michelle R. Nehilla having since married and is now known as Michelle R. Scott. Rory Scott, spouse of Michelle R. Scott, joins in the execution of this instrument to convey marital interests, if any, in subject property.**

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved unimproved property known as 33 Nickleby Down, Brentwood, TN 37027.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of June, 2022.

Michelle R. Scott

Rory Scott

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 Michelle R. Scott and Rory Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 30th day of June, 2022.

Notary Public at Large
My Commission Expires: 2/22/25

