Karen Johnson Davidson County
Batch# 884304 DEEDWARR
07/05/2022 03:49:17 PM 2 pgs
Fees: $13.00 Taxes: $11,840.00
20220705-0077570

WARRANTY DEED

TIPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 5.9.2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Joseph Niemann and Angelica S. Niemann, Trustees of Niemann Family Trust dated May 15, 2020	Same as owner	
(NAME)	(NAME)	131-01-0 001.00
3311 Skyline Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PROVINCE BUILDERS, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **William Joseph Niemann and Angelica Souto Niemann, Trustees of Niemann Family Trust dated May 15, 2020**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Vailwood Heights, of record in Plat Book 1835, Page 32, 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 Andy Trang Nguyen, a single man by Warranty Deed from Robert M. Leedham and Melissa M. Leedham, husband and wife of record in Instrument No. 20171101-0112134, Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 01, 2017.

Being the same property conveyed to Province Builders, LLC, a Tennessee limited liability company by Warranty Deed from Andy Trang Nguyen, unmarried of record in Instrument No. 20200909-0102352, Register's Office for Davidson County, Tennessee, dated September 8, 2020 and recorded on September 9, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3311 Skyline Dr. Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of June, 2022.

PROVINCE BUILDERS, LLC

Memorie Authorized Agent

By: Memorie White, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Agent of **PROVINCE BUILDERS, LLC** the within named bargainer, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Authorized Agent.

WITNESS my hand and official seal at office this 30th day of June, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY