WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JULY, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2718LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nhi Kim Huynh and Kelvin Tran	NEW OWNERS	
3051 Harpeth Springs Drive	6010 LORI ANNE DR	141 06 0D 025.00
Nashville, TN 37221	SPRINGHILL, TN 37174	

FOR AND IN 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, WE, **XAVIER J. WHITE AND WIFE, JONNAE WHITE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NHI KIM HUYNH AND KELVIN TRAN** 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 in Davidson County, Tennessee, being Unit No. 25 on the Plan of Horizontal Property Regime Private Element Plat Riverbridge Community, a Planned Unit Development of record in Plat of record in Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description property.

Being the same property conveyed to Xavier J. White and Wife, Jonnae White, by Quitclaim Deed from Xavier J. White, of record in Instrument No. 20211027-0144507, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021 and recorded on October 27, 2021.

Being the same property conveyed to Xavier J. White, a Married Man, by Warranty Deed from Carolyn E. Smith and Husband, Milton E. Smith, of record in Instrument No. 20211027-0144505, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021 and recorded on October 27, 2021.

Being the same property conveyed to Carolyn E. Smith and Husband, Milton E. Smith, by Warranty Deed from Gregory L. Smith, Unmarried, of record in Instrument No. 20100112-0002689, in the Registers Office of Davidson County, Tennessee, Dated January 11, 2010 and recorded on January 12, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horizontal Property Regime Private Element Plat RiverBridge Community, a Planned Unit Development, as recorded in Instrument No. 20030213-0019999. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat RiverBridge Development, as recorded in Instrument No. 20020709-0082561. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016044 as amended in Instrument No. 20030303-0027396 and Supplemented in Instrument No. 20030806-0111893; Instrument No. 20090317-0023975 and Instrument No. 20100330-0023630. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030205-0016032 as amended in Instrument No. 20050520-0056889. Easement for Public Utilities, recorded in Book 7601, Page 415. Easement recorded in Book 1298, Page 244; Instrument No. 20020912-0110994 and Instrument No. 20121114-0104692. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021217-0155374.

Karen Johnson Davidson County
Batch# 885519 **DEEDWARR**
07/07/2022 02:54:03 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220707-0078604

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-SRN-22-3054

This is improved property known as 3051 Harpeth Springs Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the ____ day of June, 2022.

X _____

Xavier J. White

X _____

Jonnae White

STATE OF Texas

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, XAVIER J. WHITE AND JONNAE WHITE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Spring (city), Texas (state), this 28th day of June, 2022.

X _____

Notary Public

My Commission Expires: 9/24/22

DAESHA HODGE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 09/24/22
NOTARY ID 13171095-0