WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 888256 DEEDWARR
07/13/2022 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220713-0080644

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anh Quoc Le 428 Cedarmont Dr Nashville, TN 37211	CMG Mortgage, Inc 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	162-13-0-131

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alena Rainey and Stephen Rainey, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Anh Quoc Le, a married man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plan plat reference is hereby made for a more complete description.

Being the same property conveyed to Alena Belfor, an unmarried individual and Stephen Rainey, an unmarried individual, as tenants in common with rights of survivorship by Warranty Deed from Ernestine B. Waters and Johnny B. Waters Jr., wife and husband, dated 10/02/2015 and recorded 10/05/2015, of record in Instrument 201510050100824, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alena Rainey and Stephen Rainey, wife and husband for their joint lives, with the remainder to the survivor of them by Quitclaim Deed from Alena Belfor N/K/A Alena Rainey, and Stephen Rainey, a married couple, dated 08/21/2017 and recorded 09/19/2017, of record in Instrument 201709190096093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 428 Cedarmont Dr, 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 my/our hand(s) this the 8th day of July, 2022.

Stephen Rainey

Alena Rainey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

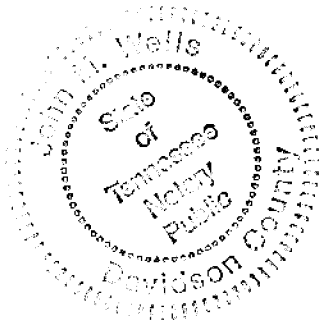
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Stephen Rainey and Alena Rainey with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 8th of July, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-8-22.

Affiant Signature — Date: 7-8-22

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of July, 2022.

Notary Signature

My Commission Expires: 10/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON