Karen Johnson Davidson County
Batch# 892592 DEEDWARR
07/22/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20220722-0084264

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Sanh Huu Huynh and Ho Quy Ngo
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2022.

Notary Public
My commission expires: 12/21/2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chiara Ferrari	**CASH**	**142060A12700CO**
810 Bellevue Rd, No. 127		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Sanh Huu Huynh and wife, Ho Quy Ngo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chiara Ferrari, unmarried

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 Building No. 8, Unit No. 127, and Garage No. 127G, on the plan of "Peppertree" Creekside Meadows Condominiums, of record at Book 4675, Pages 128-130, Register's Office
for Davidson County, Tennessee, together will all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record at Book 4834, Pages 257-312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, said Register's Office and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, said Register's Office.

Being the same property conveyed to Sanh Huu Huynh and wife, Ho Quy Ngo, by Warranty Deed from William T Reiners and wife, Patricia F Reiners, dated April 1, 1983, of record in Book 6031, Page 803, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 810 Bellevue Rd. No. 127, 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, 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 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.

_____ Date: 7-22-22
Sanh Huu Huynh

_____ Date: 7-22-22
Ho Quy Ngo

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sanh Huu Huynh and Ho Quy Ngo, the within named Grantor(s), with whom I am personally acquainted (or proved to me 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, at office, this 22nd day of July, 2022.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

My Commission Expires: 12/21/2024

Tennessee Certification of Electronic Document

I, Becky A Mead, 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 July 22, 2022 (date of document).

Becky A Mead
Affiant Signature

July 22, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2022

Rebekkah Woolridge
Notary's Signature

MY COMMISSION EXPIRES: 12/21/2024

NOTARY'S SEAL

REBEKKAH WOOLRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY