RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 893790 DEEDWARR
07/26/2022 10:17:21 AM 2 pgs
Fees: $13.00 Taxes: $2,079.40

20220726-0085141

BOX 10-A

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Thu Huyen H Thi Nguyen
7028 Sugarplum Rd
Nashville, Tennessee 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:

MAP	**181-01**
GROUP	**A**
PARCEL	**0113.0co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jacqueline K. Sullivan and husband, Patrick S. Sullivan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Thu Huyen H Thi Nguyen, unmarried woman and Thu Hoai Minh Tran, unmarried woman**, 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 Lot No. 136 on the Plan of Sugar Valley, Section Three,aPlanned Unit Development, as shown by plat and survey of record in Instrument No. 20000441-00035743, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacqueline K. Sullivan and husband, Patrick S. Sullivan by deed from Atsushi Komatsu and wife, Yoko Komatsu of record in Instrument No. 20060425-0047413, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **7028 Sugarplum Rd, Nashville, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the **20th** day of **July, 2022.**

Jacqueline K. Sullivan

Patrick S. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jacqueline K. Sullivan and husband, Patrick S. Sullivan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of July, 2022.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $562,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of July, 2022.

NOTARY PUBLIC
My Commission Expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 26, 2022