Karen Johnson Davidson County
Batch# 896028 DEEDWARR
07/29/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220729-0086687

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $370,000.00

Ken Bates
Affiant Signature

Subscribed and sworn to before me on this the 27 Day of July 2022

Anna Bates
Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Ken Nguyen and Kim Nguyen
420 Cathy Jo Cir
Nashville, TN 37211

SEND TAX BILLS TO:
Ken Nguyen and Kim Nguyen
420 Cathy Jo Cir
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 13308016600

WARRANTY DEED

22NT01088

Effective the 27 Day of July, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

John Schweri

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ken Nguyen and Kim Nguyen, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Being Lot No. 80 on the Plan of Phase I Valley View Terrace Subdivision of record in Plat Book 5200, page 77, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property as conveyed to John Schweri by Quit Claim Deed from Wall Properties, LLC dated 03/27/2019 recorded 03/28/2019 in Book NA, Page NA, as Document Number 20190328-0028252, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 420 Cathy Jo Cir, Nashville, TN 37211-3264

Witness our hands this the 27 day of July, 2022

John Schweri

John Schweri

Property was an investment for the vested owner. Marital interest does not apply.

State of }
County of Maury }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John Schweri**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/27/2022, (date of document).

Affiant Signature

7/29/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202207290086687