#36058-2A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 896432 DEEDWARR
08/01/2022 09:26:57 AM 2 pgs
Fees: $13.00 Taxes: $296.55

20220801-0086944

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$80,149.97.**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2022.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Trung Van Duong and Lan Huynh Duong	**"New Owners"**	**119 06 0 343 00**
6204 Paddington Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Hoa Huynh Nguyen, an unmarried woman, as to my undivided 50% interest

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

Trung Van Duong and Lan Huynh Duong, husband and wife

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. 23 on the Plan of Rosewood Estates, Section Three, as of record in Book 5210, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hoa Vu, unmarried, by Warranty Deed dated February 20, 2009, from One Saengsavangsak and wife, Somphet Saengsavangsak, of record in Instrument No. 20090224-0016019 and was further conveyed to Hoa Huynh Nguyen, an unmarried woman, as to an undivided 50% interest (the "Individual Interest"), and Trung Van Duong and Lan Huynh Duong, husband and wife, as to an undivided 50% interest (the "Entirety Interest"), the said Individual

Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship, by Quitclaim Deed dated June 28, 2022, from Hoa Vu A/K/A Hoa Huynh Nguyen, an unmarried woman, of record in Instrument No. 20220629-0074924, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5210, Page 1, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants of record in Book 5176, Page 649, and amended in Book 5264, Page 398, Register's Office for Davidson County, Tennessee

3) Subject to the flow of a creek across the rear portion of said lot; and,

4) Taxes for the current year which have been assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **29 Lutie Street, A & B, Nashville, TN 37210**.

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 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 **29th** day of **July, 2022.**

Hoa Huynh Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Hoa Huynh Nguyen, an unmarried woman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2022.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY