Karen Johnson Davidson County
Batch# 900474 DEEDWARR
08/08/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220808-0090070

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Khiem Vo and Becky Binh Nguyen	Ryan Khiem Vo and Becky Binh Nguyen	Parcel ID: 114 07 0B 086.00
(NAME) 1317 W Running Brook Road	(NAME) 1736 Haleys Hope Ct	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tual-Suan Tuang Buansing, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Khiem Vo and Becky Binh Nguyen,** tenants in common 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.74, on the Plan of Section Three, Westchase of record as Instrument Number 20030807-0112290, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Further being the same property conveyed to Tual-Suan Tuang Buansing, a Married Man from Awn S. Pau and Man L. Niang, Husband and wife and Tual-Suan Tuang Buansing, who acquired title as Tual Tuang, as Joint Tenants by Quitclaim Deed dated May 3, 2021 and recorded on September 3, 2021 in Instrument No. 20210903-0118854, Register's Office for Davidson County, Tennessee.

Gin Lun Vung, spouse of **Tual-Suan Tuang Buansing,** joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1317 W Running Brook Road, Nashville, TN 37209

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 our hands this 5th day of Aug, 2022

Tual-Suan Tuang Buansing

Gin Lun Vung

Gin Lun Vung

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Tual-Suan Tuang Buansing,** and **Gin Lun Vung**, the within named bargainor, 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.

Witness my hand and official seal, this the 3rd day of August, 2022.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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

August 5, 2022.

Date

Tonya Loftin

Affiant Signature

August 8, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)