Karen Johnson Davidson County
Batch# 908521 DEEDWARR
08/26/2022 09:48:45 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20220826-0096395

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 01-01-2024
(AFFIX SEAL)

C. WERTS
COMM. #2314615
Notary Public - California
San Diego County
My Comm. Expires Jan. 1, 2024

NRO1

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dien Ngoc Nguyen	New Owner	147-03-0A-007.00-CO
(NAME)	(NAME)	
441 Harding Place, #A7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221664

For and 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 acknowledged, I/we, **Kenny Herman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dien Ngoc Nguyen**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. A-7 on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Timothy Darrell Thomas, an unmarried man, by Warranty Deed from Gordon Baker and wife, Julia Baker, dated October 3, 2019 and filed of record in Instrument No. 20191008-0101857, Register's Office for Davidson County, Tennessee. Timothy Darrell Thomas conveyed said property to Kenney Herman by Quitclaim Deed dated August 18, 2021 and filed of record in Instrument No. 20210914-0123009, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Place Condominiums and filed of record in Book 6104, page 725, Instrument No. 20000816-0081228 and Instrument No. 20050815-0096131, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Easement to Comcast of Nashville I, LLC, appearing of record in Instrument No. 20130517-0050093, Register's Office for said County.

Lease Agreement to Middle Tennessee Laundry Services, Inc., appearing of record in Book 9962, page 8, Register's Office for said County.

Sewer easement and/or storm drainage appearing of record in Book 6710, page 406, Register's Office for said County.

Rights of others in and to party walls.

Unimproved ☐

This is improved ☒ property, known as 441 Harding Place, #A7, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of August, 2022

Kenny Herman

STATE OF CALIFORNIA)
County OF SAN DIEGO)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenny Herman, 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, at office, this 23rd of August, 2022.

Notary Public
My Commission Expires: 01-01-2024

C. WERTS
COMM. #2314615
Notary Public - California
San Diego County
My Comm. Expires Jan. 1, 2024
NRO1 NRO1