WARRANTY DEED

Karen Johnson Davidson County
Batch# 922823 DEEDWARR
09/28/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220928-0107290

File No.: RP-22-2722-NG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Van Nguyen	NEW OWNER	060 13 0 139.00
(NAME)	(NAME)	
456 Capri Drive Nashville, TN 37209	SAME	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MARIA LYMON OWENS, ADMINISTRATOR OF ESTATE OF FRANKIE LYMON, III; AND THE HEIRS AT LAW OF FRANKIE LYMON, III (MARQUISHA JACKSON, MARCADEES DRUMWRIGHT AND DEJA LYMON); AND STACEY Y. MAPLE, AN UNMARRIED WOMAN,**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THANH VAN NGUYEN, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 161, on the Plan of Section Two, First Addition Trinity Hills Village, of record in Plat Book 4460, Page(s) 45 and 46, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frankie Lymon, III and Stacey Y. Maple, both unmarried, from Shirley A. Brown, unmarried, by Warranty Deed dated March 27, 2002, recorded April 3, 2002, in Instrument No. 20020403-0040537 in the Register's Office of Davidson County, Tennessee.

The said Frankie Lymon, III died intestate on June 25, 2021, leaving heirs-at-law, Marquisha Jackson, Marcadees Drumwright and Deja Lymon, as shown in Probate Docket Number 22P685, in the Seventh Circuit Court for Davidson County, Tennessee. This sale has been approved subject to Order dated August 12, 2022, filed in Probate Docket Number 22P685, in the Seventh Circuit Court for Davidson County, Tennessee. Reference is hereby made to Affidavit(s) of Heirship recorded simultaneously herewith in Instrument No. 202209280107285 and Instrument No. 202209280107286, in the Register's Office of Davidson County, Tennessee.

Maria Louise Lymon Owens executes this document on behalf of Deja Lymon, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202209280107287, in the Register's Office of Davidson County, Tennessee.

Maria Louise Lymon Owens executes this document on behalf of Marcadees Drumwright, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202209280107288, in the Register's Office of Davidson County, Tennessee.

Maria Louise Lymon Owens executes this document on behalf of Marquisha Jackson, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202209280107289, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2722 Combs Drive, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of September, 2022.

Stacey Y. Maple

Estate of Frankie Lymon, III

By: _____
Maria Lymon Owens, Administrator

Heirs at Law of Frankie Lymon, III

By: _____
Deja Lymon, by Maria Louise Lymon Owens, his/her Attorney-In-Fact

By: _____
Marcadees Drumwright, by Maria Louise Lymon Owens, his/her Attorney-In-Fact

By: _____
Marquisha Jackson, by Maria Louise Lymon Owens, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Stacey Y. Maple, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2022.

_____
Notary Signature
My commission expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Maria Lymon Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Administrator of Estate of Frankie Lymon, III, the within named bargainor, and that such Maria Lymon Owens as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate of Frankie Lymon, III as Administrator.

Witness my hand, at office, this 26th day of September, 2022.

_____
Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Maria Louise Lymon Owens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Deja Lymon, Marcadees Drumwright, and Marquisha Jackson, collectively the Heirs at Law of Frankie Lymon, III, and who acknowledged he/she/they executed the same as the free act and deed of the said Deja Lymon, Marcadees Drumwright, and Marquisha Jackson.

Witness my hand, at office, this 26th day of September, 2022.

_____
Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kim Bennett, 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 September 26, 2022.

Kim Bennett
Affiant Signature

9/26/22
Date

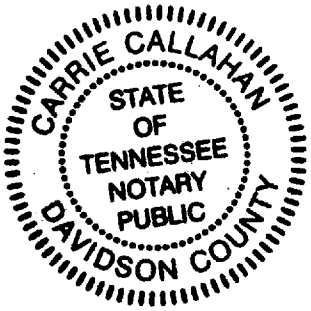
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 26 day of September, 2022.

Carrie Callahan
Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RP-22-2722-NG