Karen Johnson Davidson County
Batch# 924020 DEEDWARR
09/30/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220930-0108348

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227570 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater. is **$230,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of September, 2022. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2022, among:

DUNG PHUONG NGUYEN *N/K/A* GIGI NGUYEN ARGUELLO, MARRIED, AND KHONG TRUONG NGUYEN, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantor")**

AND

ALEXANDER BERGER, A SINGLE MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee").**

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. D-20 on the Plan of Woodlea Place Townhomes, of record in Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dung Phuong Nguyen, a single woman and Khong Truong Nguyen, a single man, joint tenants with rights of survivorship by deed from Cuc Thi Thu Nguyen, unmarried, dated March 15, 2017, of record in Instrument No. 20170316-0025583, Register's Office for Davidson County, Tennessee. Dung Phuong Nguyen having since legally changed her name to Gigi Nguyen, pursuant to Petition for Name Change in the United States District Court for the Middle District of Tennessee, dated August 30, 2019.

The said Gigi Nguyen having since married and is now known as Gigi Nguyen Arguello.

The herein described property is not now nor ever has been the principal place of residence of the Grantor, Gigi Nguyen Arguello.

This property being known as 4958 Edmondson Pike, #020, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gigi Arguello

Dung Phuong Nguyen n/k/a Gigi Nguyen Arguello

Khong Truong Nguyen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dung Phuong Nguyen n/k/a Gigi Nguyen Arguello and Khong Truong Nguyen,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Alexander Berger
Address: 4958 Edmondson Pike, #D20
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Alexander Berger
Address: 2420 Albion St.
City, State, Zip: Nashville, TN 37208

Tax ID: 147-7B-020.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 30, 2022.

J. Carlton Drumwright

September 30, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 30, 2022.

Notary

My Commission Expires: 12/18/22

