Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 926903 DEEDWARR
10/07/2022 09:44:32 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20221007-0110582

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. EM-22-3217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022

A. Scott Hubbard

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Nguyen and Phu Thanh Nguyen	Nguyen	
(NAME)	(NAME)	
8468 Lewis Road		155-00-0-027.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kevin M. Grenier and Angela M. Grenier**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Nguyen and Phu Thanh Nguyen,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
In the 9th Civil District of Davidson County, Tennessee being further described as follows:

On the northerly side of Lewis Road, and being the remainder of a 20 acre tract of record in Book 2096, page 565, Register's Office for said County. Surveyed by S.H. Hutchison, September 26, 1957.

Beginning at an old marked Beech tree corner, same being the northwest corner of the W.C. Crafton 25 acre tract, in the south line of the Ewin land; thence with the Crafton west line, south 12 degrees west, 20 poles to a point in center of Lewis Road, Iron stake in line on north margin of road; thence with said road south 34 degrees 30 minutes west 12-5 poles to point in road; thence with a 3-75 acres tract of J.W. Burrow and wife, N 54 degrees west passing an iron stake on north margin of Lewis Road, 11-5 poles to a small poplar tree; thence on with said line, north 88 degrees west 54 poles to a small white oak in a fence of Sawyer's east line; thence with Sawyer's line north 2 degrees east 28 poles to stake in fence, Ewin corner; thence with south line of the Ewin tract, south 86 degrees 30 minutes east 74 poles to the beginning, containing 12 3/8 acres more or less.

Being the same property conveyed to Kevin M. Grenier and Angela M. Grenier, husband and wife by Warranty deed from Quentin L. Quigley and wife, Deborah G. Quigley of record in Instrument No. 20160525-0052460 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 25, 2016. (Value of consideration shown in aforementioned deed $279,700.00.)

This is property more commonly known as 8468 Lewis Road, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 30th day of September, 2022.

Kevin M. Grenier

Angela M. Grenier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Kevin M. Grenier and Angela M. Grenier, 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 30th day of September, 2022.

Notary Signature
My commission expires: 3·3·26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY