NEW OWNER:
Alexis N. Preston
912 Harpeth Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-366

MAP & PARCEL
156-06-0-010.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 929461 DEEDWARR
10/13/2022 04:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20221013-0112542

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($395,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Linh Nguyen Rogers, a married woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Alexis N. Preston, unmarried woman** ("Grantees"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 752 on the Plan of Harpeth Woods, Section 2 of record in Book 5200, Page 280, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linh Y. Nguyen by Warranty Deed from Beneficial Tennessee, Inc. of record in Instrument No. 20030220-0022630; re-recorded in Instrument No. 20030509-0062659, in the Register's Office for Davidson County, Tennessee, dated January 28, 2003 and recorded on May 9, 2003. Further being the same property conveyed to Linh Nguyen Rogers by Quitclaim Deed from Linh T. Nguyen of record as Instrument No.20161118-0121722 in the Register's Office for Davidson County, Tennessee, dated November 1, 2016 and recorded on November 18, 2016.

This is IMPROVED property also known as 912 Harpeth Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, her heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of October, 2022.

LINH HGUYEN ROGERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Linh Nguyen Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of October, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

REGISTERED NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **395,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of October, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, 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 October 12, (date of document).

Affiant Signature

5/2/2022
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 2ND day of MAY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

