This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 938507 DEEDWARR
11/07/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20221107-0119519

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $305,000.00

Affiant Signature

Subscribed and sworn to before me on this the 3 day Nov 2022.

Notary Public
My Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Ana Yadira Diaz Gonzalez and Christian Laines
2815 Druid Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Ana Yadira Diaz Gonzalez and Christian Laines
2815 Druid Drive
Nashville, TN 37210

MAP AND PARCEL NUMBER: Tax ID #: 11910008600

WARRANTY DEED
22NT01444

Effective the 3rd Day of Nov 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Billy Van Duong, a single man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ana Yadira Diaz Gonzalez and Christian Laines, Wife and Husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, described as follows, to wit:

A 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. 67, on the Plan of Hidden Acres Subdivision, as of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 67 fronts 73 feet on the southerly side of Druid Drive and runs back 225 feet on the easterly line and 248 feet on the westerly line to a line in the rear which measures 118 feet thereon.

Being the same property as conveyed to Billy Van Duong by Warranty Deed from Sarkaut Taro and Bayan Taro dated 07/24/2012 recorded 07/30/2012 in Book NA, Page NA, as Document Number 20120730-0066971, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2815 Druid Dr, Nashville, TN 37210-5404

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 3rd day of November, 2022.

Billy Van Duong

State of TN
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, **Billy Van Duong**, the within named bargainers, 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 and official seal at office, this 3rd day of November, 2022.

Notary Public
My Commission expires: 9-21-2026

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner 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 11/3/2022 (date of document).

Affiant Signature

11/3/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 of Nov., 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24

202211070119519