Karen Johnson Davidson County
Batch# 945490 DEEDWARR
11/29/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20221129-0125171

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

JM-RMX-22-1619

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 03/03/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Joel McKenney	Legacy Home Loans LLC dba Steadfast Mortgage	
(NAME)	(NAME)	069-16-0-057.00
1619 Elizabeth Rd	1031 Stearman Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NGUYET-HUONG THI BUI, MARRIED AND SEBASTIAN T. BUI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL MCKENNEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

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

The Easterly 62 feet of Lot Number 3 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, and more particularly described as follows:

Beginning at a point on the Northerly margin of Elizabeth road, the Southwest corner of Lot Number 2 conveyed to W. E. Hudgins and Wife, by Deed from Christine H. Rigsby et vir, of record in Book 1879, Page 601, said Register's Office; thence with Hudgin's Westerly line North 156.15 feet to a point; thence South 57 degrees 45 minutes West 62 feet to a point; thence South 156.15 feet to the Northerly Margin of said Elizabeth road; thence along said margin Easterly 62 feet to the Beginning.

Being the same property conveyed to Sebastian T. Bui, an unmarried man, and Nguyet-Huong Thi Bui, a married woman, as joint tenants by Warranty Deed from Brandie Christine Rochin, married of record in Instrument No. 20190304-0019564 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1619 Elizabeth Rd, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 21st DAY OF NOVEMBER, 2022.

Nguyet-Huong Bui

Sebastian T. Bui

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ SEMINOLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NGUYET-HUONG BUI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2022.

Notary Public
My Commission Expires: 6.16.25
(SEAL)

ELLEN T. McKAIG
Commission #HH135593
My Commission Expires
June 16, 2025

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ SEMINOLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEBASTIAN T. BUI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2022.

Notary Public
My Commission Expires: 6.16.25
(SEAL)

ELLEN T. McKAIG
Commission #HH135593
My Commission Expires
June 16, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 29, 2022 (date of document).

Affiant Signature

November 29, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023