Karen Johnson Davidson County
Batch# 950656 DEEDWARR
12/12/2022 02:21:56 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20221212-0128981

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62945
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gene Phuoc Huu Bui and Lien Thuy Bui, as Co-Trustees of the Bui Living Trust, established June 13, 2006 4120 Ridgefield Drive, #217 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030M21700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary W. Duncan and wife, Carol R. Duncan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gene Phuoc Huu Bui and Lien Thuy Bui, as Co-Trustees of the Bui Living Trust, established June 13, 2006** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 217 of Belle Meade Court Condominium, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Gary W. Duncan and wife, Carol R. Duncan, by Warranty Deed from AG/KRE Belle Meade L.L.C., a Delaware limited liabilty company, formerly known as A&M Capre Investors BP I - Belle Meade Condos, LLC, a Delaware limited liability company, dated April 25, 2012 and recorded on May 3, 2012, of record in Inst. No. 20120503-0037698, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20081223-0122172, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20081223-0122172 and amended to Bylaws in Inst. No. 20101207-0097450, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Belle Meade Court Condominium Association of record in Inst. No. 20081217-0120665, said Register's Office; All Matters shown on the Plan of record in Inst. No. 20070208-0016683, said Register's Office;

Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Inst. No. 20070208-0016683, said Register's Office; Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Inst. No. 20070404-0040334, said Register's Office; and Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Inst. No. 20070306-0027614, said Register's Office.

This is improved property, known as 4120 Ridgefield Drive, # 217, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7 day of December, 2022.

Gary W. Duncan

Carol R. Duncan

ANGELA M. ROMANSKI
MY COMMISSION # HH90559
EXPIRES: February 08, 2025

State of Florida

County of Manatee

On this 7 day of December, 2022, before me the undersigned authority, personally appeared Gary W. Duncan and Carol R. Duncan, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 2/8/25

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 7 day of December, 2022

Notary

My Commission Expires: 2/8/25

ANGELA M. ROMANSKI
MY COMMISSION # HH90559
EXPIRES: February 08, 2025