Karen Johnson Davidson County
Batch# 954305 DEEDWARR
12/21/2022 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20221221-0131913

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2022.

Notary Public
My commission expires: 2/12/23

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF AMY CROSS NANCE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bui Living Trust	Same	131-06-0G-407-00
17402 Breda Lane		
Huntington Beach, CA 92649		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Joe Henry Madison and Catherine Killebrew Madison, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lien Thuy Bui and Gene Phuoc Huu Bui, Trustees of Bui Living Trust dated June 13, 2006** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 407 of Burton Hills, Village of Ashlawn, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills, Village of Ashlawn of record in Book 7076, Page 696, as amended in Book 7308, Page 859, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Joe Henry Madison and Catherine Killebrew Madison by deed from Thomas D. Scarborough, Trustee of The Scarborough Living Trust of record in Instrument No. 20160428-0041417, Register's Office for Davidson County, Tennessee, and dated April 22, 2016 and corrected by Scrivener's Affidavit of record in Instrument No. 20160726-0076745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Burton Hills, Village of Ashlawn of record in Book 7076 Page 696 as amended in Book 7308 Page 859 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 7076, Page 696 and amended in Book 7308 Page 859 in the official records of the Davidson County Register of Deeds.

4. Subject to the Covenant, Condition, or Restriction, recorded in the official records of the Davidson County Register of Deeds of record in Book 6517, page 522, amended in Book 6911, page 120 and Book 6778, page 536, said Register's Office.

5. Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239 and Charter of Burton Hills Homeowner's Association, of record in Book 6517, page 505 ad amended in Book 6921, page 216, said Register's Office.

6. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20140902-0079895, said Register's Office.

This property is improved property known as 407 Ashlawn Court, Nashville, TN 37215

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of December, 2022.

Joe Henry Madison

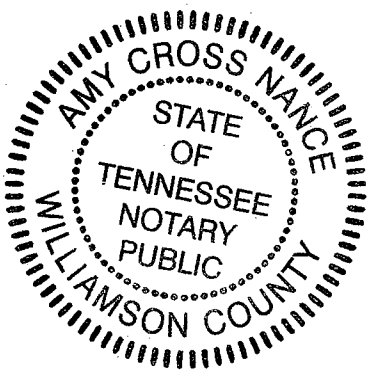
Catherine Killebrew Madison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of December, 2022, before me personally appeared Joe Henry Madison and Catherine Killebrew Madison, 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 21st day of December, 2022.

Notary Signature
My commission expires: 2/12/23



I, Dana L Thomas, 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 this 21st day of December, 2022

Dated 12-21-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Danathan who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of December, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY