Karen Johnson Davidson County
Batch# 954474 DEEDWARR
12/22/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20221222-0132157

WARRANTY DEED

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

X Tony Nguyen
Affiant

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

Kimberly D Hicks
Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tony V Nguyen and Xueshu Qian	Rocket Mortgage 1050 Woodward Ave Detroit, MI 48226	161 13 0B 219.00
(NAME)	(NAME)	
219 Brushy Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Greg Martin**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tony V. Nguyen and Xueshu Qian, husband and wife**, 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 219 On the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329- 0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Louise N. Martin, an unmarried woman and Greg Martin a married man as tenants in common with right of survivorship, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, of record in Instrument No. 20051102-0132397, in the Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 2, 2005. Louise N. Martin died December 12, 2022 leaving Greg Martin as sole owner.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Creekside Subdivision "A Cluster Lot Subdivision", as recorded in Instrument Nos. 20030604-0076304 and 20040122-0008741 (corrected in Instrument No. 20041109-0135030), Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Creekside at Brentwood, as recorded in Instrument No. 20090730-0071237, Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Creekside Condominium of record in Instrument No. 20040702-0079260, as amended by instrument(s) of record in Instrument No. 20050204-0013611 (amended in Instrument No.

20050329-0034131, 20050822-0100021), Release or Property recorded in Instrument No. 20070622-0075126; also subject to easements, rights and interests 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 building thereon, Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030530-0073137, Easement for Drainage and Development Agreement, recorded in Instrument No. 20040305-0025834, Easement for Access and Grading Agreement, recorded in Instrument No. 20040305-0025838., Easement for Access and Utility, recorded in Instrument No. 20040305-0025839, Easement for Underground Utility Line, recorded in Instrument No. 20050606-0064353, Memorandum of Site Lease Agreement as set forth in instrument recorded in Instrument No. 20000403-0032883, amended in Instrument No. 20040305-0025830, Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040720-0086492, All of the terms and provisions set forth and contained in that certain Lease between Pulte and Revelette, Lessor, and SBA Properties, Inc., Lessee, recorded in Instrument No. 20040305-0025837, Assignment and Assumption of Ground Lease recorded in Instrument Nos. 20000714-069736 and 20110203-0009711

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest.

unimproved ☐
This is improved ☒ 219 Brushy Creek Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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.

Effective the 19th day of December, 2022.

Greg Martin

STATE OF TENNESSEE
COUNTY OF WILLAMSON

On this 19th day of December, 2022, before me personally appeared Greg Martin, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 21st day of December, 2022.

K. Thomas Sidwell
Date: 12/21/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 21st day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY