Karen Johnson Davidson County
Batch# 959289 DEEDWARR
01/09/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230109-0001676

ADDRESS NEW OWNER: Quynh Thi Truc Le
2260 Gilmore Crossing Lane
Nashville, TN 37218

SEND TAX BILL TO: Stockton Mortgage Corporation
88 C. Michael Davenport Blvd.
Frankfort, KY 40601

MAP-PARCEL NOS. 058-09-0A-126.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lee Ear, unmarried and Johnny Thai, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Quynh Thi Truc Le, unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Creekside Trails, Phase 5, of record in Instrument No. 20051103-0133061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lee Ear, unmarried, and Johnny Thai, unmarried, by Warranty Deed from Annie Kelly, unmarried, recorded March 30, 2015, of record in Instrument No. 20150330-0027052, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2260 Gilmore Crossing Lane, Nashville, TN 37218.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Creekside Trails, Phase 5 of record in Instrument No. 20051103-0133061, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Plat of Creekside Trials Right-of-Way Dedication of record in Instrument No. 20000426-0041282, said Register's Office.(4) Easement for Water Mains and Appurtenances of record in Book 6255, Page 578, said Register's Office.(5) Sewer and/or Storm Drainage Easement of record in Book 8326, Page 230, said Register's Office.(6) Eaton's Creek Real Estate Investor Fund of record in Book 10871, Page 532, said Register's Office.(7) Storm Water Detention Agreement of record in Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, said Register's Office.(8) Charter of Eaton's Creek Park Homeowners Association, Inc. of record in Instrument No. 20011126-0128291, said Register's Office.(9) Declaration of Covenants, Conditions and Restrictions for Creekside Trials AKA Eaton's Creek Park of record in Instrument No. 20000915-0092002, Supplemented in Instrument No. 20011025-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Amended in Instrument No. 20061120-0143523, said Register's Office.(10) Assignment and Assumption of Declarant's Rights and Obligations of record in Instrument No. 20041229-0153372, said Register's Office.(11) Amendment to By-Laws of record in Instrument No. 20141218-0115782, said Register's Office.(12) Easement for the flow of the waters of Eaton's Creek and the rights of the public therein.(13) Rights of upper and lower riparian owners to the flow of Eaton's Creek free from dinimution or pollution.(14) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Eaton's Creek.(15) Title to that portion of land lying below the ordinary low water mark of Eaton's Creek.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31 day of January 2023.

Lee Ear

Johnny Thai

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lee Ear, unmarried and Johnny Thai, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of January 2023.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $465,000.00.

Affiant

Subscribed and sworn before me this 9th day of January 2023.

Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. 2212-220

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/5/2023 (date of document).

Jennifer Russell
Affiant Signature

1/9/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of ~~December~~ January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

