This Instrument Prepared By: Anh Quoc Le at 2020 Clifton Ct, Nolensville, TN 37135

# Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Anh Quoc Le, married, of 3305 Clapham Rd, Antioch, TN 37013, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, with general warranty covenants, unto Anh Quoc Le and Thuy Thi Vi as trustees of Anh Quoc Le And Thuy Thi Vi Revocable Living Trust, dated April 19th, 2022, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Being all of Lot No. 46, on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record in the Instrument No. 20050615-0068393, of the Register's Office of Davidson county, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being all part of the same property described in the County Register's Deed parcel number 149-07-OC-046.00-CO. Current Source of title: 20060619-0073161.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 964210 DEEDWARR
01/25/2023 11:30:45 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20230125-0005686

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 19th day of April, 2022.

Signature

Anh Quoc Le

Name

**Spousal Acknowledgement**

I, Thuy Thi Vi of 3305 Clapham Rd, Antioch, TN 37013, spouse of Anh Quoc Le, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Lily N Bui a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Thuy Thi Vi, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 19th day of April, 2022.

_____

Notary Public, the State of Tennessee

County of Williamson

My commission expires: 09-20-2025

LILY N BUI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-20-2025

**Grantor Acknowledgement**

STATE OF TENNESSEE

COUNTY OF Williamson

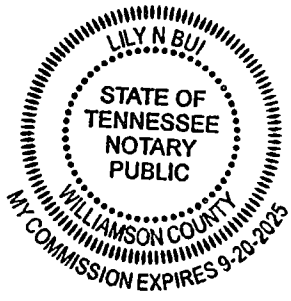
Before me, Lily N Bui a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Anh Quoc Le, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Warranty Deed, and acknowledged that they executed this Warranty Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 19th day of April, 2022.

Notary Public, the State of Tennessee

County of Williamson

My commission expires: 09-20-2025



Register's Fee $ _____

Mail Tax Notice to: Anh Quoc Le, 2020 Clifton Johnston Ct, Nolensville, TN 37135

Parcel Number: 149-07-OC-046.00 CO