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

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Anh Q Le and Wife, Thuy T Vi, of 4713 Packard Dr, Nashville, TN 37211, (collectively 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 19, 2022, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Land in Davison County, Tennessee, being Lot 73 on the Plan of Blanchard Height of record in Plat Book 2663, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being all or par of the same property described in the County Register's Deed Parcel Number 148-14-0-050.00. Current Source of title: 20200210-0015216

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.

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

Karen Johnson Davidson County
Batch# 964210 **DEEDWARR**
01/25/2023 11:30:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20230125-0005688

Signed in the presence of:

Signature

Name

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 Q Le, and Thuy T Vi, known to me (or proven to me on the basis of satisfactory evidence) to be the persons 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 19 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

Register's Fee $ _____

Mail Tax Notice to: Anh Q Le, Thuy T Vi, 2020 Clifton Johnston Ct, Nolensville, TN 37135
Parcel Number: 148-14-0-050.00