Karen Johnson Davidson County
Batch# 965783 DEEDWARR
01/30/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230130-0006847

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2023.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public:
My Commission Expires: 11-06-24

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Thang Deih Lian and Ciin Suan Dim 429 Benita Drive Nashville, TN 37211	New Owner 429 Benita Drive Nashville, TN 37211	133-12-0-022.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph A. Begnaud, Trustee of the Mary Nell Begnaud Trust dated September 22, 2020**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Thang Deih Lian and Ciin Suan Dim, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 66.7 feet along the westerly margin of Benita Drive, and runs back 152.15 feet on the southerly line and 149.67 feet on the northerly line to a line in the rear measuring 81 feet thereon.

BEING the same property conveyed to Joseph A. Begnaud, Trustee of the Irrevocable Trust of Mary Nell Begnaud, dated September 22, 2020 by Quitclaim Deed to Trustee from Mary Y. Begnaud (unmarried), dated 12/1/2020 and recorded 12/18/2020 in Instrument No. 20201218-0150066, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
BEING the same property previously conveyed to Bennett J. Begnaud and wife, Mary Y. Begnaud by Warranty Deed from Sara Hise Newton, unmarried, dated 2/4/1978 and recorded 2/27/1978 in Book 5257, Page 100, Register's Office for Davidson County, Tennessee.

The said Bennett J. Begnaud having since died on 9/6/2020, leaving Mary Y. Begnaud as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictive Covenants of record in Book 3792, Page 445, as amended in Book 3816, Page 784, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters as shown on plat of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 429 Benita Drive, Nashville, TN 37211

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), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 20th day of January, 2023.

Joseph A. Begnaud, Trustee of the Irrevocable Trust of Mary Bell Begnaud dated September 22, 2020

BY: _____, Trustee
Joseph A. Begnaud, Trustee

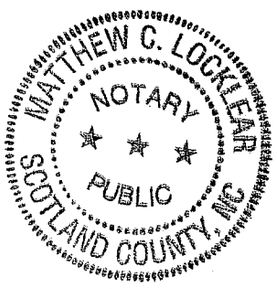
STATE OF ~~TENNESSEE~~) North Carolina
COUNTY OF ~~Sumner~~) Scotland

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **Joseph A. Begnaud**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who provide himself to be the **Trustee of the Irrevocable Trust of Mary Bell Begnaud dated September 22, 2022**, acknowledge that he executed the with instrument for the purposes therein contained.

Witness my hand, and seal, this the 19th day of January, 2023

_____
Notary Public:

My Commission Expires: 10/04/2025



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/20/23 (date of document).

Affiant Signature

1/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th of January, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025