Karen Johnson Davidson County
Batch# 973277 DEEDWARR
02/22/2023 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230222-0012560

G#36495-4

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of February, 2023.

Notary Public

My commission expires: 03/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tar Pay and Ah Htoo	N & O Owner	183-05-0-A-180.00co
4216 October Woods Drive	Same	
Antioch, TN 37013		

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, WE,

Viet Q. Bui and Nhan T. Luu, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tar Pay, an unmarried man, and Ah Htoo, an unmarried man, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Phase Three, Section Six, October Woods, of record in Plat Book 9700, Page 915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Viet Q. Bui and Nhan T. Luu, by Warranty Deed dated April 24, 2017, from Eric Sox, a married man, and George Brandt, a married man, of record in Instrument No. 20170501-0042375, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Subject to all matters shown on the Plan of record in Plat Book 9700, Page 915, said Register's Office for Davidson County, Tennessee.

2) Subject to the P.U.D. Boundary Plat for October Woods of record in Plat Book 7900, Page 909, said Register's Office.

3) Declaration of Covenants, Conditions, Restrictions and By-Laws for October Woods, of record in Book 9840, Page 276, Supplemental to Section Six of record in Book 11477, Page 748, said Register's Office for Davidson County, Tennessee.

4) By-Laws for October Woods Homeowners' Association, Inc., of record in Book 9840, Page 267, said Register's Office.

5) Charter for October Woods Homeowners' Association Inc., of record in Book 9840, Page 259, said Register's Office.

6) Stormwater Detention Agreement of record in Book 10951, Page 709, said Register's Office.

7) Dedication of Common Areas as set out in Instrument No. 20000425-0041127, said Register's Office.

8) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved, property known as 4216 October Woods Drive, Antioch, TN 37013.

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 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.

Witness my/our hand(s) this 16th day of February, 2023.

Viet Q. Bui

Nhan T. Luu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Viet Q. Bui and Nhan T. Luu,** the within named sellers, with whom I am personally acquainted (or 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 Nashville, Tennessee, this **16th** day of **February, 2023.**

Notary Public

My commission expires: 12/14/24



Tennessee Certification of Electronic Document

I, DeSiree Saltsman, 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 02/16/23 (date of document).

Affiant Signature

02/22/23
Date

State of Tennessee

County of Wiliamson

Sworn to and subscribed before me this 22 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3.17.24

NOTARY'S SEAL

