Karen Johnson Davidson County
Batch# 984571 DEEDWARR
03/24/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20230324-0021689

Name and Address of New Owner:
Van Hoang, Lily Hoang and Dinh Quang Hoang

Send Tax Bills To:

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-1025-KS

Map & Parcel No: 162-12-0B-057.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael J. Torino, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Van Hoang, a married woman, Lily Hoang, an unmarried woman, and Dinh Quang Hoang, an unmarried man, as joint tenants with right of survivorship**, the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 18A on the Plan of Tract II on the Plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument #20020722-0087814, and as defined in the Amendment to Master Deed and By-laws of record in Instrument #20040218-0108915, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael J. Torino, a single man, from Michael J. Torino, a single man, and Barbara I. Torino, a married woman, by Quitclaim Deed dated March 9, 2020 and recorded March 16, 2020 in Instrument #20200316-0029081, said Register's Office. The said Michael J. Torino is now married, and herein makes oath that the within described property is neither his/her principal residence nor the principal residence of his/her spouse and/or dependents.

Property is more commpnly known as 1345 Bell Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of March, 2023.

_____(SEAL)
Michael J. Torino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2023, before me personally appeared Michael J. Torino, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of March, 2023.

_____
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $294,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 3-22-23

Kathy Smith
Affiant Signature

3-22-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this March 22, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

