Karen Johnson Davidson County
Batch# 984747 DEEDWARR
03/27/2023 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,040.55
20230327-0022051

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer ~~is $661,500.00~~

Affiant

Subscribed and sworn to before me, this 24th day of March, 2023.

Notary Public
My commission expires: 7-6-2024

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Mattingly	~~TBD~~ New Owner	**114070B14600CO**
1412 W Running Brook Rd		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

An Quoc Nguyen and Quynhmai T. Nguyen, husband and wife and Quynhthu Phuoc Nguyen, unmarried

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

Paul Mattingly, an unmarried man

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. 28, on the Plan of Section Six, Addition to Westchase, of record in Instrument No. 20050617-0069470, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to An Quoc Nguyen and Quynhmai T. Nguyen, husband and wife, and Quynhthu Phuoc Nguyen, unmarried, by Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated November 30, 2005, of record in Instrument No. 20051205-0145694, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for the flow of a creek as shown on survey of H & H Land Surveying, Inc, dated July 24, 1997, last revised May 7, 1998.

Covenants, Conditions, and Restrictions of record in Instrument No. 20050602-0062617, said Register's Office.

Subject to lien for Special Assessments as contained in the Restrictions.

Subject to the rights of others in and to the common areas and/or elements.

Agreement for Dedication of Public Utilities of record in Instrument No. 20021104-0134795, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20041020-0126238, said Register's Office.

Water (Riparian Rights) are the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Overall Creek dimunition or pollution and the consequence of any past or future change in the location of Overall Creek; Riparian Rights incident to premise, and Rights of Upper and Lower Riparian owners iin and to the waters of Overall Creek crossing or adjoining property, and the natural flow thereof, free from diminution or pollution.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1412 W Running Brook Rd, Nashville, TN 37209.

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, their heirs and assigns forever; and we do covenant with 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 in 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.

An Quoc Nguyen Date: 3/24/23

Quynhmai T. Nguyen Date: 3/24/23

Quynhthu Phuoc Nguyen by An Quoc Nguyen as attorney in fact Date: 3/24/23

by attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, An Quoc Nguyen and Quynhmai T. Nguyen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March 2023.

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 7/4/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named An Quoc Nguyen with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Quynhthu Phuoc Nguyen, and is authorized by her to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book 202303270022050_, Page _____, in said Register's Office.

Witness my hand, at office, this 24th day of March 2023.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 7/12/25

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/24/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 03/24/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 24 **day of** March **,** 2023**.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

