Karen Johnson Davidson County
Batch# 992773 DEEDWARR
04/17/2023 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20230417-0027897

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Churchill Title Solutions, LLC, 5200 Park Rd, Suite 101, Charlotte, NC 28209

Order Number: 105010TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **QUEN X. HO** and **KHANH T. NGUYEN,** husband and wife, for Four Hundred Thousand and No/100 Dollars ($400,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby conveys unto the Grantee(s), ~~**HAIN**~~ **TRAN,** unmarried and **LAM HO,** unmarried, as joint tenants with right of survivorship, whose address is 539 Harding Place Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows: HANH HT

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 7 ON THE PLAN OF BATTERY CREST, SECTION II, OF RECORD IN PLAT BOOK 2900, PAGE 132. SAID LOT FRONTS 82.65 FEET ON THE SOUTH SIDE OF HARDING PLACE AND RUNS BACK BETWEEN PARALLEL LINES, 170.40 FEET TO A DEAD LINE SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 147 02 0 102.00

PCL105010TNDWAR01010103

Street address of property: 539 Harding Place, Nashville, TN 37211
Prior Instrument Reference by which Grantor(s) acquired title: Book 11318, Page 975 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: **NEW OWNER**

Signed this 07 day of APRIL, 2023

Signatures of Grantors:

Quen X. Ho

Khanh T. Nguyen

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 7th day of April, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Quen X. Ho and Khanh T. Nguyen, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

PCL105010TNDWAR01010203

202304170027897

Property Address: 539 Harding Place, Nashville, TN 37211
Tax Parcel: 147 02 0 102.00

Oath of Consideration

I or we, Hahn Tran and Lam Ho, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 07 day of APRIL, 2023.

Signatures of Affiant(s):

~~Hahn~~ Tran

Hanh HT

Lam Ho

Sworn and subscribed before me this 07th day of April, 2023

Notary Public

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

PCL105010TNDWAR01010303

Tennessee Certification of Electronic Document

I, Candice Weyant, 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 4-7-2023 (date of document).

Candice Weyant
Affiant Signature

4-11-2023
Date

State of North Carolina

County of Gaston

Sworn to and subscribed before me this 11th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/4/28

NOTARY'S SEAL

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA