Karen Johnson Davidson County
Batch# 995689 DEEDWARR
04/24/2023 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20230424-0030071

Name and Address of New Owner:
Gregory Scott Dooley and Xuan Thi Thanh Nong
5170 Hickory Hollow Parkway, 141
Antioch, TN 37013

Send Tax Bills To:
Gregory Scott Dooley and Xuan Thi Thanh Nong
5170 Hickory Hollow Parkway, 141 Antioch, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 163-05-0B-160-00

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, **Quocsi Trung Nguyen, an unmarried man and Paulina Vongsamphanh, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gregory Scott Dooley and Xuan Thi Thanh Nong, husband and. wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 176 on the Plan of Master Deed Lot Layout (Private Element), Phase IV, Mill Park (formerly Hickory Hollow Townhomes) of record in Plat at Instrument No. 2003117-0167241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Quocsi Trung Nguyen, an unmarried man and Paulina Vongsamphanh, an unmarried woman, by Warranty Deed dated September 5, 2017 from RFK Properties, LLC, a Tennessee limited liability company, recorded September 9, 2017 in Instrument No. 20170908-0092418 in the Register's Office.

Quocsi Trung Nguyen and Si Trung Nguyen are One in the Same.

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TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 20th day of April, 2023.

Quocsi Trung Nguyen (SEAL)
Quocsi Trung Nguyen

Paulina Vongsamphanh (SEAL)
Paulina Vongsamphanh

STATE OF TENNESSEE
COUNTY OF DAVIDSON Commonwealth of Virginia, County of Hanover

On this 20th day of April, 2023, before me personally appeared Quocsi Trung Nguyen and Paulina Vongsamphanh, 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 20th day of April, 2023.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)
Commonwealth of Virginia, County of Hanover

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 $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Quocsi Trung Nguyen Paulina Vongsamphanh

(Affiant)

Sworn to and subscribed before me this
20th day of April, 2023.

Notary Public
My commission expires: 08/31/2026
File No. 2023-5912-MR

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
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Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/20/2023 (date of document).

Regina Sullo
Affiant Signature

4/24/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

