WARRANTY DEED

Karen Johnson Davidson County
Batch# 996923 DEEDWARR
04/27/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20230427-0031095

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Huy Quang Le	FAIRWAY INDEPENDENT MORTGAGE CORPORATION	119-15-0-066
(NAME)	(NAME)	
2928 Southlake Drive	4750 S BILTMORE LANE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	MADISON, WI 53718	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Dino Bertoli and Cindy Bertoli, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Huy Quang Le and Elvira Maria Le, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Sixth Civil District of Davidson County, Tennessee, being Lot No. 9, on the Plan of Southlake, Section Three, as shown on the plat of record in Plat Book 2331 and Page 97, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dino Bertoli, unmarried by Warranty Deed from David H. Oliver and wife, Genevieve Oliver, dated 10/04/1982, of record in Book 5946, Page 616, Register's Office for Davidson County, Tennessee.

The said Dino Bertoli having since married to Cindy Bertoli joins in this conveyance to waive any and all rights she has in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2928 Southlake Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of April, 2023.

Dino Bertoli

Cindy Bertoli

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dino Bertoli and Cindy Bertoli, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of April, 2023.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 4-25 23.

Tracey Trumphour
Affiant
Date: 4-25 23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25 day of April, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY