WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

DM-KW-23-1009A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 997221 DEEDWARR
04/27/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230427-0031183

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tina Nguyen	**CMG Mortgage Inc., dba CMG Home Loans**	
(NAME)	(NAME)	
1009 A Alice Street	**3160 Crow Canyon Rd., Ste. 400**	**070 07 0Y 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**San Ramon, CA 94583**	
(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 consideration, the receipt of which is hereby acknowledged, **TRACY STEPHENS AND WIFE, JULIE STEPHENS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TINA NGUYEN, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1009A-1009B Alice Street Townhomes , a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1009A-1009B Alice Street Townhomes, a Horizontal Property Regime, of record in Instrument Number 20210927-0129273, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Tracy Stephens and wife, Julie Stephens by Warranty Deed from Stephen C. Ivey, by and through Attorney in Fact John Gleaves, unmarried of record in Instrument No. 20210818-0112016 Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 18, 2021. Also see Report of Sale recorded in Instrument No. 20191219-0131246 and Decree for Redemption recorded in Instrument No. 20210722-0098326.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210927-0129273.
- Metro Water Services as set forth in instrument recorded in Instrument No. 20220627-0073332.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 A Alice Street, Nashville, Tennessee 37218**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 27 DAY OF APRIL, 2023.

Tracy Stephens by Julie Stephens as Attorney-in-Fact
Tracy Stephens by Julie Stephens as Attorney-in-Fact

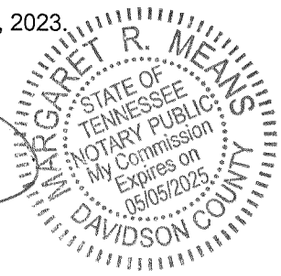
Julie Stephens
Julie Stephens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE STEPHENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TRACY STEPHENS, and who acknowledged he/she/they executed the same as the free act and deed of the said TRACY STEPHENS.

Witness my hand and official seal, this the 27th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

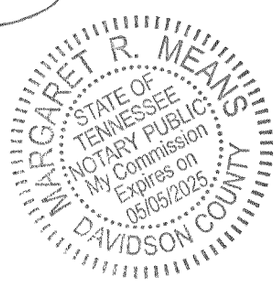


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE STEPHENS, the within named bargainor, 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 and official seal, this the 27th of April, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 27th day of April, 2023.

Affiant Signature
Date April 27, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON