WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

BS-EASY-23-4854

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Chieu Tran	**NEW OWNER**	
(NAME)	(NAME)	**133-16-0-047 00**
100 Wellington Park Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **REGINALD FORDER AND DIANNE FORDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHIEU TRAN, A MARRIED MAN,** 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

Land in Davidson County, Tennessee, Being Lot No 14 on the plan of Highview Acres Subdivision as of record in Book 2331 Page 52, Register's Office for Davidson County, Tennessee

Said Lot No 14 fronts 81 0 feet on the East side of Aster Dr , and runs back between parallel lines 143 0 feet to a dead line measuring 81 0 feet thereon

Being the same property conveyed to Reginald Forder and Eleonore Forder by Warranty deed from Virgil Trent Devault and Tracy Marie Devault, husband and wife of record in Book 10326, Page 175, Register's Office for Davidson County, Tennessee, dated December 19, 1996 and recorded on January 22, 1997

The said Eleonore Forder died on January 24, 2013

Being the same property conveyed to Reginald Forder and Dianne Forder, husband and wife by Quitclaim deed from Reginald Forder, married of record in Instrument Number 20191029-0110705, Register's Office for Davidson County, Tennessee, dated October 22, 2019 and recorded on October 29, 2019

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 52, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2444, Page 35, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4854 Aster Drive, Nashville, Tennessee 37211**

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

Karen Johnson Davidson County
Batch# 997311 **DEEDWARR**
04/28/2023 09 09 48 AM 2 pgs
Fees. $13 00 Taxes $1,387 50

20230428-0031355

Witness my/our hand(s) this the 26 DAY OF APRIL, 2023.

Reginald Forder

Dianne Forder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD FORDER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2023.

Lindsay B. Fattal

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE FORDER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2023.

Lindsay B Fattal

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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