Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-870

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of April, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 997329 DEEDWARR
04/28/2023 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230428-0031385

Address of New Owner	Send Tax Bills To:	Map & Parcel
Noah Benjamin Thompson 1343 Riverbrook Drive Hermitage, TN 37076	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	097-02-0A-294.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Cathy Le Ho, a single woman, and Lien Le, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Noah Benjamin Thompson, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 294 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, 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 Lien Le, unmarried woman by Warranty deed from Travis Adkins, unmarried of record in Instrument No. 20180202-0010871 Register's Office for Davidson County, Tennessee, dated January 23, 2018 and recorded on February 02, 2018.

Being the same property conveyed to Lien Le and daughter, Cathy Ho, as tenants in common with rights of survivorship by Quitclaim deed from Lien Le of record in Instrument No. 20230125-0005659 Register's Office for Davidson County, Tennessee, dated January 11, 2023 and recorded on January 25, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1343 Riverbrook Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 25th day of April, 2023.

Cathy Le Ho

Lien Le

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson (MB)

On this 25th day of April, 2023, before me personally appeared Cathy Le Ho and Lien Le, 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 25th day of April, 2023.

Notary Signature
My commission expires: October 25, 2026



Certificate of Authenticity

I, Joshua A. Terry, 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 4/25/2023.

Affiant Signature

4/26/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/26/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON