This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 7-1193-KS

Karen Johnson Davidson County
Batch# 997416 DEEDWARR
04/28/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230428-0031501

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of April, 2023.

Notary Public
My Commission Expires: 3/3/25

DELLARA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Van Ky Nguyen and Huong Nguyen 1087 Lady Nashville Drive Nashville, TN 37076	New Owner	076-01-0D-030-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard Nathaniel Graff and Sarah Graff, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Van Ky Nguyen, a married man, and Huong Nguyen, an unmarried woman**, 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:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit;

Being all of Lot No. 30, on the plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Richard Nathaniel Graff and Sarah Graff, husband and wife by Warranty Deed from Ole South Properties Inc., a Tennessee Corporation of record as Instrument No. 20181119-0113624 in the Register's Office for Davidson County, Tennessee, dated November 8, 2018 and recorded on November 19, 2018.

This is improved property located at: **1087 Lady Nashville Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2023.

GRANTOR:

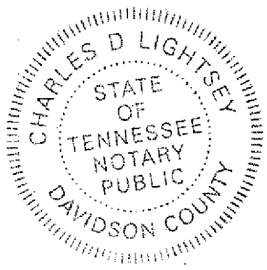
Richard Nathaniel Graff

Sarah Graff

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Nathaniel Graff and Sarah Graff, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of April, 2023.



Notary Public
My Commission expires: 3/3/26

202304280031501

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 4/27/2023 (date of document).

Regina Sullo
Affiant Signature

4/28/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

