This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 306 Franklin Street, Clarksville, TN 37040, 931-647-3111.

MAIL TAX STATEMENTS TO:

Mr. & Mrs. Steve Uy

1056 Jacksons Valley Road

Hermitage, TN 37076

OWNER AND PROPERTY ADDRESS:

Mr. & Mrs. Steve Uy

1056 Jacksons Valley Road

Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 999340 **DEEDWARR**
05/03/2023 01 53 02 PM 3 pgs
Fees $18 00 Taxes $1,283 90

20230503-0032893

TOWNE VILLAGE, LLC, TRUSTEE

TO: CASH WARRANTY DEED

STEVE UY, ET UX

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **TOWNE VILLAGE, LLC, TRUSTEE of the 1056 JACKSONS VALLEY ROAD TRUST**, as **GRANTOR**, and in this deed called the **"GRANTOR"**, has this day bargained and sold and does transfer and convey unto **STEVE UY and wife, SREYNGIM TANG**, as **GRANTEES** and in this deed called the **"GRANTEES"**, as tenants by the entireties, and to Grantee's heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee:

BEING LOT NO. 29 on the plan of JACKSONS RETREAT, PHASE 1, SECTION TWO, as shown by plat of record in Plat Book 5200, Pages 334 & 335, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

This is the same real estate conveyed to Mark J. Sad, Trustee of the 1056 Jacksons Valley Road Trust by deed of record in Instrument Number 20220915-0103149, in the Register's Office for Davidson County, Tennessee. By instrument dated September 7, 2022, Mark J. Saad resigned as Trustee and Towne Village, LLC was substituted as Trustee. The real estate is designated as Map and Parcel Number 086-07-0-045.00 on the Maps of the Assessor of Property for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEES,** as tenants by the entireties, and to Grantee's heirs and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plat of record, the Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360 and Book 5676, Page 67 and to the By-Laws of the Jacksons Retreat Homeowners Association of record in Book 5745, Page 267, in the Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that Grantor has a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 27th day of April 2023.

TOWNE VILLAGE, LLC, TRUSTEE of the 1056 JACKSONS VALLEY ROAD TRUST

BY: _____

JEREMY BRIDGES, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JEREMY BRIDGES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the **Sole Member** of **TOWNE VILLAGE, LLC, TRUSTEE of the 1056 JACKSONS VALLEY ROAD TRUST,** the within named bargainer, a limited liability company, and that such person, as such **Sole Member** executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as **Sole Member.**

Witness my hand and seal at office this the ~~27th~~ 28th day of April 2023.

Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$347,000.00.**

Sworn to and subscribed to before me on this the ~~27th~~ 28th day of April 2023.

Affiant

Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025