Karen Johnson Davidson County
Batch# 999763 DEEDWARR
05/05/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20230505-0033430

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $90,000.00.

Affiant

Subscribed and sworn before me this the 4th day of May, 2023.

Notary Public
My commission expires: 9-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dao Nguyen 0 Graylynn Drive Nashville, TN 37214	New Owner 142 Gallatin Pike S. Madison, TN 37115	095-08-0 227.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, L. DIANNE GLASSCOCK, ADMINISTRATRIX, OF THE ESTATE OF ANNE MARIE DUKE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAO NGUYEN AND JENEVI NGUYEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Reserve Parcel (Lot No. 2A) as shown on the Plan of Resubdivision of Lot No. 2, Final Plat, of record in Plat Book 5800, page 180, Register's Office for said County, to which plat/plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eather Mai Sharpe, by deed dated 12/27/1978, from H. Philip Sadler, Trustee, of record in Book 5384, page 14, Register's Office for said County. The said Eather Mai Sharpe now being deceased. See Probate Case No. 95P165. Devisees named in the Last Will and Testament of Eather Mai Sharpe are Carlos Eugene Duke and wife, Anne Marie Duke, equally, each one-half. The said Carlos Eugene Duke having since died leaving Anne Marie Duke as the surviving tenant by the entirety. The said Anne Marie Duke having died intestate on June 8, 2022. Heirs at law to the Estate of Anna Marie Duke are L. Dianne Glasscock, Shawna Wright, Tobi Kelly, and Beau Duke. L. Dianne Glasscock having been appointed Administratrix of the Estate of Anne Marie Duke. Shawna Wright, Tobi Kelly, and Beau Duke. having filed Consent to Sale authorizing the Administratrix to sell, upon order from the court. See Probate Case No. 22P1941.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 0 Graylynn Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of May, 2023.

Estate of Anne Marie Duke

BY: L. Dianne Glasscock
L. Dianne Glasscock, Administratrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared L. Dianne Glasscock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Administratrix of the within named bargainor, Estate of Anne Marie Duke, and that she, as such Administratrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Anne Marie Duke by the said L. Dianne Glasscock as such Administratrix.

Witness my hand and official seal this 4th day of May, 2023.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-4-23.

Affiant Signature

5-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202305050033430