Karen Johnson Davidson County
Batch# 1001584 DEEDWARR
05/10/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20230510-0034827

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$406,000.00**

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

Notary Public **Affiant**

My Commission Expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-20

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
PHIEN QUOC DOAN AND **ANH VU QUYNH NGUYEN** **2128 Carefree Lane** **Antioch, TN 37013**	New Owner	**164-16-0B-045.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ADAM J. WARREN, AN UNMARRIED MAN**, has this day bargained and sold, and does hereby transfer and convey unto the said **PHIEN QUOC DOAN AND ANH VU QUYNH NGUYEN, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat, Cedarbrook, A Cluster Lot Subdivision, as shown on plat of record in Instrument No. 20181105-0109350, and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20190801-0076150 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 Adam J. Warren, an unmarried man by Special Warranty deed from D.R. Horton Inc., a Delaware Corporation of record in Instrument No. 20190927-0098630 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 27, 2019.

This is improved property known as: 2128 Carefree Ln. Antioch, Tennessee 37013.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

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

ADAM J. WARREN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **ADAM J. WARREN,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 4th day of May, 2023.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 5/4/2023 (date of document).

Regina Sullo
Affiant Signature

5/10/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

