Karen Johnson Davidson County
Batch# 1005287 DEEDWARR
05/19/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230519-0037689

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 $290,000.00.

Grantee

Subscribed and sworn before me this the 18th day of May, 2023.

Carmen Coats

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bao Tran	Stockton Mortgage Corporation	163-02-0B 153.00
716 Pippin Dr.	88 C. Michael Davenport Blvd. Ste 1	
Antioch, TN 37013	Frankfort, KY 40601	

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, **EMEBET MELAKU, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BAO TRAN, an unmarried man, AND LE BAO TRONG NGUYEN, a married man, as joint tenants**, 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 Lot No. 145 on the Plan of Section Two, Berkeley Hall Townhomes, PUD formerly known as Hickory Highlands PUD, Phase II, of record in Master Deed Instrument No. 20061127-0146201, amended at Instrument No. 20070705-0079992, 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 Emebet Melaku, an unmarried woman, by deed dated 12/13/2018, from Ridgeview Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20181217-0122297, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 716 Pippin Dr., Antioch, TN 37013.

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 18th day of May, 2023.

Emebet Melaku

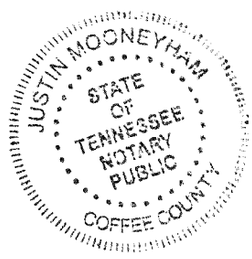
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emebet Melaku,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2023.

My commission expires: 5-21-2024

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 19, 2023 (date of document).

Affiant Signature

May 19, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023