Karen Johnson Davidson County
Batch# 1007987 DEEDWARR
05/26/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20230526-0039743

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 564,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Voges and David Voges	New Owner	126-15-0A-180-00CO
(NAME) 8145 Settlers Way	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CUONG QUANG LE AND JENNIFER NGUYEN, HUSBAND AND WIFE, AND SANG THI VO, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EMILY VOGES AND DAVID VOGES, WIFE AND HUSBAND,

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:

Land in Davidson County, Tennessee, being Lot 158, BOONE TRACE AT BILTMORE, SECTION FOUR, as shown on plat of record in Plat Book 9700, Pages 932 & 933, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cuong Quang Le, a single man, and Sang Thi Vo, a married woman by Deed dated January 8, 2013 from Aaron M. Ferry and Mary K. Ferry, husband and wife, recorded January 14, 2013, in Instrument Number 20130114-0004330, in the Official Records of Davidson County, Tennessee. Jennifer Nguyen, wife of Cuoung Quang Le, joins in the conveyance to convey any marital interest she may have.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 8145 Settlers Way, Nashville, TN 37221

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. 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/our hand(s) this 25th day of May, 2023

Cuong Quang Le

Jennifer Nguyen

Sang Thi Vo by Cuong Quang Le, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within Cuong Quang Le and Jennifer Nguyen to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as her/his free act and deed.

Witness my hand, at office, this 25th day of May, 2023.

Notary Signature
My commission expires: 1/29/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Cuong Quang Le to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sang Thi Vo and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Sang Thi Vo.

Witness my hand, at office, this 25th day of May, 2023.

Notary Signature
My commission expires: 1/29/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #20129

I, J. Trent Lehman, 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 5/25/23 (date of document).

Affiant Signature

5/25/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES: 4/13/24

Notary's Seal (if on paper)

