Karen Johnson Davidson County
Batch# 1017127 DEEDWARR
06/21/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20230621-0046958

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $512,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thi Nguyen and Thanh Vo	**New Owner**	**172-04-0A-085-00CO**
1424 Timber Ridge Circle		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ryan J. Smith and Amy J. Smith, husband and wife

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

Thi Nguyen and Thanh Vo, husband and wife

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 No. 112 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 200002090013331, 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 all of the property conveyed to Ryan J. Smith and Amy J. Smith, husband and wife, by deed from Lorna D. Theis, unmarried, of record in Instrument No. 20160725-0076547, dated July 13, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 200002090013331, Register's Office for Davidson, Tennessee.
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Restrictive covenants contained in an instrument of record in Book 11356, Page 815, amended in Book 11629, Page 906, Instrument No. 20020722-0087704, Instrument No. 20021121-0144877, Instrument No. 20150414-0032628, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 7461, Page 773 and Book 7461, Page 805, in the Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement of record in Book 11189, Page 612, in the Register's Office for Davidson County, Tennessee.
Easement to BellSouth of record in Book 11608, Page 467, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 11629, Page 909, Instrument No. 200004070035205 and Instrument No. 20040827-0103643, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 9700, Page 773, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.

Restriction of record in Book 11189, Page 612, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
All other easements and restrictions of record.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1424 Timber Ridge Circle, Nashville, TN 37211.

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 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 20th day of June, 2023.

Ryan J. Smith

Amy J. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ryan J. Smith and Amy J. Smith, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2023.

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

My commission expires: _____ Notary Public

File #: **23-186**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Shannon R. Richardson, 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 June 20, 2023.

Date

Shannon R Richardson

Affiant Signature

6-21-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of June, 2023.

Wesley Blow

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON