WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017181 DEEDWARR
06/21/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230621-0047033

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jack Ngoc Nguyen	New Owner	Parcel ID: 182 01 0A 063.00
(NAME) 1004 Morning Ct	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Chandler Cockcroft and Heather Nicole Ray, both unmarried as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jack Ngoc Nguyen, a married man and Lynn Nguyen, a married woman**, 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 all of Lot No. 63, on the Plan of Phase One, Section Two, Sunset Hills, as shown by plat appearing of record in Instrument No. 20071220-0146323, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tracy M. Cockcroft, an unmarried person from John P. Brocki and Cheryl A. Brocki, husband and wife by Warranty Deed dated May 1, 2013 and recorded on May 6, 2013 in Instrument No. 20130506-0045454, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Chandler Cockcroft and Heather Nicole Ray, both unmarried as tenants in common from Tracy M. Cockcroft, an unmarried person by Warranty Deed dated June 15, 2021 and recorded on June 18, 2021 in Instrument No. 20210618-0082783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1004 Morning Ct, 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 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 our hands this 15th day of June, 2023.

William Chandler Cockcroft

STATE OF TENNESSEE

COUNTY OF Sumner

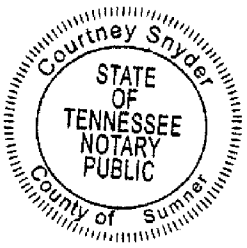
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William Chandler Cockcroft, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2023.

Notary Public

My Commission Expires: 6-16-26

(SEAL)



Witness our hands this 15th day of June, 2023.

Heather Nicole Ray

STATE OF TENNESSEE

COUNTY OF Sumner

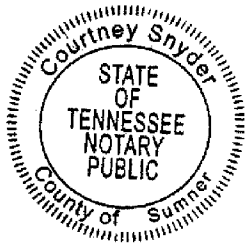
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Heather Nicole Ray, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of June, 2023.

Notary Public

My Commission Expires: 6-16-26

(SEAL)



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/15/23 (date of document).

Jennifer L. Pennell

6/21/23
Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

