# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Teresa Nguyen | First Community Mortgage | Parcel ID: 142 02 0 190.00 |
| (NAME) | (NAME) | |
| 7422 Bridle Dr | 262 Robert Rose Drive, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Murfreesboro, TN 37129 | |
| (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, **Lawrence V. Wise and wife, Mary Cecil Wise**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Teresa Nguyen, an unmarried woman and Karen 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 Lot No. 193 on the Plan of Cross Timbers, Section IV, as of record in Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said lot No. 193 fronts 86.42 feet on the northerly side of Bridle Drive and runs back 188.15 feet on the westerly line and 195.68 feet on the easterly line to a dead line in the rear on which it measures 78.58 feet.

Being the same property conveyed to Lawrence V. Wise and wife, Mary Cecil Wise from James E. Patterson and wife, Evelyn Patterson by Warranty Deed dated June 3, 1971 and recorded on January 17, 1972 in Book 4569, Page 541, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1017554 DEEDWARR
06/21/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230621-0047170

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 7422 Bridle Dr, 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 our hands this 16 day of June, 2023

Lawrence V. Wise

Mary Cecil Wise

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lawrence V. Wise and Mary Cecil Wise, 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 16th day of June, 2023.

M.R. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Certificate of Authenticity

I, Tonya Loftin, 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 16, 2023**.

Date

Tonya Loftin
Affiant Signature

June 21, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)