Karen Johnson Davidson County
Batch# 1019969 DEEDWARR
06/28/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20230628-0049222

PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63175
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Thi My Dung Tran<br>Thi Phuong Thanh Tran<br>Thi My Kim Tran<br>Thi Suong Tran<br>2956 Glenway Drive<br>Nashville, TN 37221 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 |

**TAX MAP PARCEL NUMBERS:** 142160C05700CO

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$679,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Lamar Shuff, Jr., unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thi My Dung Tran, a married woman and Thi Suong Tran, a married woman and Thi My Kim Tran, an unmarried woman and Thi Phuong Thanh Tran, an unmarried woman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Devon Glen Phase II of record in Book 7900, page 562, amended in Book 10458, page 852, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Lamar Shuff, Jr., a single man, by Warranty Deed from David B. Hollis and Katie M. Hollis, husband and wife, dated October 26, 2020 and recorded on October 27, 2020, of record in Instrument No. 20201027-0124369, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 562, amended in Book 10458, page 852, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283; Book 7517, page 367; Book 8120, page 402; Book 9492, page 600; Book 10692, page 750; and Book 10692, page 753, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter of Devon Hills Community Association of record in Book 7520, page 564.

**This is improved property, known as 2956 Glenway Drive, 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of June, 2023

**Ronald Lamar Shuff, Jr.**

**State of Tennessee**

**County of Davidson**

On this 20th, day of June, 2023, before me the undersigned authority, personally appeared Ronald Lamar Shuff, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $679,900.00.

Carmen Coats
Affiant

Sworn and subscribed before me this 23rd day of June, 2023

Notary

My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## 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 June 27, 2023 (date of document).

Affiant Signature

June 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of June, 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