Karen Johnson Davidson County
Batch# 1021083 DEEDWARR
06/29/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20230629-0049889

Name and Address of New Owner:
Morgan Kamm
4802 Citrus Drive, B
Nashville, TN 37211

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-16-0B-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tham Luu, and Hoa Nguyan, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Morgan Kamm, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4802 Citrus Drive Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201124-0137584 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to Tham Luu and Hoa Nguyan, husband and wife, by Warranty Deed dated June 17, 2014 from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of The CWABS, Inc., Asset-Baked Certificates, Series 2006-26, recorded August 8, 2014 in Instrument No. 20140808-0071525 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2023.

Tham Luu (SEAL)

Hoa Nguyan (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2023, before me personally appeared Tham Luu and Hoa Nguyan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2023.

Notary Signature
My commission expires: 3-26-2025

LAURIELLE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-26-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Montgomery (TN))

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of June, 2023.

Notary Public
My commission expires: 1-19-2025
File No. 2023-6135-RS

KIM PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 28, 2023.

Affiant Signature – Joshua A. Terry

6/29/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/29/23.

Notary Public

My Commission Expires: 9/28/26

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