Name and Address of New Owner:
Thao Quach
289 Garry Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1021712 DEEDWARR
06/30/2023 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,047.10
20230630-0050326

Send Tax Bills To:
Primis Mortgage Company
1001 Military Cutoff Rd. Ste. 350
Wilmington, NC 28405

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

Map & Parcel No: 133-16-0-135

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, **Kim Nhung Thi Nguyen, aka Kim Khung Thi Nguyen**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thao Quach, married 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 Lot No. 121 on the Plan of Kenilworth Estates, Section One, of record in Book 2900, Page 105 and 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 121 fronts 70.0 feet on the southerly margin of Garry Drive and extends back between parallel lines 136.0 feet to a dead line.

Being the same property conveyed to Kim Khung Thi Nguyen by Warranty Deed dated October 24, 2014 from Cindy C. Hundley, unmarried, recorded November 11, 2014 in Instrument No. 20141112-0104472 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 30th day of June, 2023.

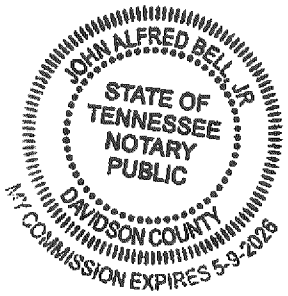
_____(SEAL)
Kim Nhung Thi Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2023, before me personally appeared Kim Nhung Thi Nguyen, 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 30th day of June, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $283,000.00, 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
30th day of June, 2023.

Notary Public
My commission expires: 5/20/26
File No. 2023-6093-TS

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 30, 2023 (date of document).

Regina Sullo
Affiant Signature

June 30, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 30th day of June, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

