Karen Johnson Davidson County
Batch# 1024863 DEEDWARR
07/11/2023 02 27 19 PM 2 pgs
Fees $13 00 Taxes $1,683 50
20230711-0053090

This instrument prepared by
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number 5-1662-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $455,000 00

Denise Woods
Affiant

Subscribed and sworn to before me, this the 10th day of July, 2023

Notary Public
My Commission Expires

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nam Thanh Le and Ly Thi Nguyen 1513 Brockton Lane Nashville, TN 37221	Star One Credit Union P.O. Box 3643 Sunnyvale, CA 94088	141 05 0A 544 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Carol Spear-Johnson, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nam Thanh Le and Ly Thi Nguyen, husband and wife**, hereinafter called the Grantee(s), his/her/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 544 on the Plan of Avondale, Phase 3, Section 2, of record in Instrument No 20151007-0102442, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Carol Spear-Johnson, a married woman, by Quit Claim Deed from Charles D. Johnson and Carol Spear-Johnson, husband and wife, of record in Instrument No 20221108-0119813, in the Register's Office of Davidson County, Tennessee, dated November 02, 2022 and recorded on November 08, 2022 Further being the same property conveyed to Charles D Johnson and Carol Spear-Johnson, husband and wife, by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No 20160912-0095542, in the Register's Office of Davidson County, Tennessee, dated September 02, 2016 and recorded on September 12, 2016.

This is ☒ improved or ☐ unimproved property located at **1513 Brockton Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of July, 2023

GRANTOR:

Carol Spear-Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carol Spear-Johnson** within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 10th day of July, 2023

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires 11-6-2024