Karen Johnson Davidson County
Batch# 1025234 DEEDWARR
07/12/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230712-0053251

Name and Address of New Owner:
Matthew Holland and Lauren Holland
2722 Combs Dr
Nashville, TN 37207

Send Tax Bills To:
New owners

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

Map & Parcel No: 060-13-0-139

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, **Thanh Van Nguyen, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Holland and Matthew Holland, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

That 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. 161, on the Plan of Section Two, First Addition Trinity Hills Village, of record in Plat Book 4460, Pages 45 and 46, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thanh Van Nguyen, an unmarried man, by Warranty Deed dated September 26, 2022 from Maria Lymon Owens, Administrator of Estate of Frankie Lymon, III; and the Heirs t Law of Frankie Lymon, III (Marquisha Jackson, Marcadees Drumwright and Deja Lymon); and Stacey Y. Maple, an unmarried ~~woman, recorded September 28, 2022 in Instrument No. 20220928-0107290 in the~~ Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of July, 2023.

Thanh Van Nguyen (SEAL)
Thanh Van Nguyen

~~STATE OF TENNESSEE~~
~~COUNTY OF DAVIDSON~~ Commonwealth of Virginia, County of Hanover

On this 11th day of July, 2023, before me personally appeared Thanh Van 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 11th day of July, 2023.

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notary Signature
My commission expires: 08/31/2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

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 $325,000.00, 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 11th day of July, 2023.

Michelle Martin
Notary Public
My commission expires: 9-21-26
File No. 2023-6109-RS

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-11-23.

Affiant Signature

7-12-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY