Karen Johnson Davidson County
Batch# 1025830 DEEDWARR
07/13/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230713-0053736

Warranty Deed

SANDRA L. MITSOS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 05-25-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this the 12th day of July, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Angel A. Hernandez Jimenez and Maria Elena Olivo Marquez	New Owner	075-04-0-050.00
4518 Baton Rouge Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KHAI PHUC NGUYEN, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGEL A. HERNANDEZ JIMENEZ, AND MARIA ELENA OLIVO MARQUEZ, 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. 284 on the Plan of Tulip Grove, Section Five of record in Plat Book 4175, Page 71, 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 the same property conveyed to U. Win Myint by Warranty deed from AK Reeves Management, LLC, aka A. K. Reeves Management, LLC, a Tennessee Limited liability company of record in Instrument No. 20160829-0090229 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 29, 2016 and Scrivener' s Affidavit recorded date April 13, 2018, in Instrument no. 20180413-0034777.

Being the same property conveyed to Evan Windsor Myint by Co-Executers' Quitclaim deed from Anna Myint and Arnold Myint, Co-Executors of the Estate of Win Myint a/k/a U. Win Myint, deceased of record in Instrument No. 20210604-0075059 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 04, 2021.

Being the same property conveyed to Khai Phuc Nguyen, A Single Person, by Warranty Deed from Evan Windsor Myint, Married, of record in Instrument No. 20220426-0047990, Register's Office for Davidson County, Tennessee, dated April 14, 2022 and recorded on April 26, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4518 Baton Rouge Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2023.

Khai Phuc Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Khai Phuc Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2023.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi M. Johnston *(custodian's name)*, 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 July 12, 2023 *(date of document)*.

Custodian's Signature — 7/13/23 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13th day of July, 2023

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Notary Public

MY COMMISSION EXPIRES: _____