This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21321-TC

Karen Johnson Davidson County
Batch# 1031711 DEEDWARR
07/27/2023 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230727-0058126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bao-Vi Nguyen 39 Benzing Road Antioch, TN 37013	New Owner	162 08 0 019.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kenny Tai Nguyen, aka Tai Nguyen, and Tina Lan Nguyen, aka Lan Nguyen, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bao-Vi Nguyen, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 50 on the Plan of Antioch Park Section 1, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tai Nguyen and Lan Nguyen, by Special Warranty Deed from HSBC Mortgage Services, Inc., of record in Instrument No. 20131014-0107436, in the Register's Office of Davidson County, Tennessee, dated September 03, 2013 and recorded on October 14, 2013. Tai Nguyen and Kenny Tai Nguyen being one and the same person. Lan Nguyen and Tina Lan Nguyen being one and the same person.

This is improved property located at: **39 Benzing Road, Antioch, TN 37013**

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 26th day of July, 2023.

GRANTOR:

Kenny Tai Nguyen

Tina Lan Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenny Tai Nguyen and Tina Lan Nguyen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of July, 2023.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202307270058126

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 26, 2023

Tori Cole
Affiant Signature

Date: 7/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 27, 2023

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

