Karen Johnson Davidson County
Batch# 1037581 DEEDWARR
08/11/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20230811-0062532

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Subscribed and sworn to before me this 11th day of August, 2023.

Notary Public
My Commission Expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2023-751

Address of New Owner:	Send Tax Bills to:	Tax Information:
Son Trung Nguyen and Anh Ngoc Do	New Owner	
928 Norwalk Drive, Nashville, TN 37214		147-03-0A-099.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mercado Torrez also known as Miguel Alejandro Mercado Torrez and Marisela Rodriguez Jarquin, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Son Trung Nguyen and Anh Ngoc Do, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit H-5, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, as established by Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominiums of record in Book 5200, page 571, said Register's Office, for a more complete description

Being the same property conveyed to Mercado Torrez by Warranty deed from Gordon W. Baker and Julia B. Baker, Co-Trustees of the Baker Joint Revocable Trust created July 16, 2020 of record in Instrument No. 20210921-0126791 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on September 21, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 441 Harding Place, H-5, Nashville, TN 37211, 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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 11th day of August, 2023.

Miguel Alejandro Mercado Torrez
Miguel Alejandro Mercado Torrez

Marisela Rodriguez Jarquin
Marisela Rodriguez Jarquin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of August, 2023, before me personally appeared Miguel Alejandro Mercado Torrez and Marisela Rodriguez Jarquin, 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 August, 2023.

Notary Signature
My commission expires:1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kinkra Spann, 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 08/11/2023.

Date

Kinkra Spann

Affiant Signature

08/11/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 20 23.

A Vogleman

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY