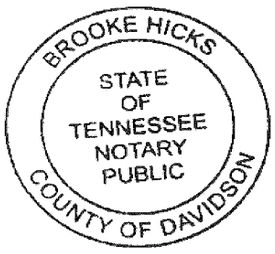
Karen Johnson Davidson County
Batch# 1038003 DEEDWARR
08/14/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230814-0062965

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-1843-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Carmen Coats
Affiant

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

Brooke Hicks
Notary Public
My Commission Expires: 3-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hong Nguyen 412 Luna Court Franklin, TN 37064	New Owner(s)	162 06 0 145.00

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, **Gabriel Cocuyo Martinez, an unmarried man** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hong Nguyen, an unmarried woman** 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. 87 on the Plan of Section Two, Fair Oaks, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 73.00 feet on the Southerly margin of Joann Court, and runs back 135.48 feet on the East sideline, and 129.80 feet on the West sideline, and measures 82.78 feet across the rear lot line.

Being the same property conveyed to Gabriel Cocuyo Martinez (*misspelled as Gabriel Cocuyu Martinez on the last deed of record*), by Warranty Deed from Franco Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20230321- 0020409, in the Register's Office of Davidson County, Tennessee, dated March 16, 2023, and recorded on March 21, 2023. Further being the same property conveyed to Franco Homes Inc. by Warranty Deed from Chasity Timberman, Jerry W. James, and Michael Shane Surratt, of record in Instrument No. 20221219-0131168, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022 and recorded on December 19, 2022.

This is ☒ improved or ☐ unimproved property located at: **205 Joann Court, Nashville, TN 37211**

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.

202308140062965

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 11th day of August, 2023.

GRANTOR:

Gabriel Cocuyo Martinez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gabriel Cocuyo Martinez**, the 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 August 14, 2023 (date of document).

Affiant Signature

August 14, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023