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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 230845446**<br><br>Karen Johnson Davidson County<br>Batch# 1044644 DEEDWARR<br>08/31/2023 09:24:30 AM 3 pgs<br>Fees: $18.00 Taxes: $2,775.00<br>20230831-0068201 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of August, 2023.<br><br>Notary Public<br>My Commission Expires: |

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

# WARRANTY DEED

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| Address New Owner:<br>Ken Huy Huynh and Nhu Men Thi Ho<br>1332 Greenstone Lane<br>Nashville TN 37221 | Send Tax Bills To:<br>New owner | Tax Information:<br>Tax Parcel ID No.<br>126-14-0A-060.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Casey Smith and Elisabeth Smith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ken Huynh and Nhu Men Thi Ho, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Final Plat of Travis Trace Subdivision, Phase 3 of record in Plat at Instrument No. 20180906-0088451, 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 Casey Smith and Elisabeth Smith, husband and wife by Warranty deed from Meredith Billings, married of record in Instrument No. 20201208-0142235 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on December 08, 2020.

The execution of this instrument is affected by the signature of Casey Smith as Attorney-in-Fact for Elisabeth Smith, which Power of Attorney is recorded in Instrument Number 202308310068200, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20180906-0088451, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Instrument No. 20170217-0016413 and Instrument No. 20180604-0052828, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, in the Register's Office for Davidson County, Tennessee.
Detention pond easement agreement of record in Instrument Number 20130614-0061084, in the Register's Office for Davidson County, Tennessee.
Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee.
Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431 corrected by Instrument Number 20071210-0142184, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062 and Instrument Number 20070801-0091141, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20010226-0017622, Register's Office of Davidson County, Tennessee.
Public utility easement of record in Instrument Number 20071115-0133969, in the Register's Office for Davidson County, Tennessee.
Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460 and Instrument Number 20070523-0061461, in the Register's Office for Davidson County, Tennessee.
Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076 and Instrument Number 20130614-0061077, in the Register's Office for Davidson County, Tennessee.
Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061079 and Instrument Number 20130614-0061080, in the Register's Office for Davidson County, Tennessee.
Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, in the Register's Office for Davidson County, Tennessee.
Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085 and Instrument Number 20130614-0061087, in the Register's Office for Davidson County, Tennessee.
Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number 20130614-0061086, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1332 Greenstone Lane Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 30th day of August, 2023.

Casey Smith

Elisabeth Smith by Casey Smith as Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Casey Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elisabeth Smith and that he is authorized by Elisabeth Smith to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of August, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Feb. 28, 2026

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 8/30/23 (date of document).

Regina Sullo
Affiant Signature

August 31 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 31 day of August, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

