# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045734 DEEDWARR
09/05/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230905-0069082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

KARLA E. LEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF August 2023

Notary Public

MY COMMISSION EXPIRES 10-13-2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hang Nguyen & Johnnie Crite | J.P. Morgan Chase Bank | |
| (NAME) | (NAME) | |
| 3812 Chambers Dr | 1111 Polaris Pkwy | 148 09 0C 001.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Columbus, OH 43240-2050 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **FATHERLAND GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANG NGUYEN AND JOHNNIE CRITE, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 3812 Chambers Drive Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3812 Chambers Drive Homes, a Horizontal Property Regime, of record in Instrument No. 20210721-0097845, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.**

**Being the same property conveyed to Fatherland GP, a Tennessee General Partnership, by Quitclaim Deed from Ke Qin, Married, of record in Instrument No. 20230817-0064185, in the Register's Office of Davidson County, Tennessee, dated August 14, 2023 and recorded on August 17, 2023.**

**Being the same property conveyed to Ke Qin, Married, by Quitclaim Deed from Dot Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20230815-0063366, in the Register's Office of Davidson County, Tennessee, dated August 14, 2023 and recorded on August 15, 2023.**

**Being a part of the same property conveyed to Dot Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Ke Qin, single, of record in Instrument No. 20210622-0084217, in the Register's Office of Davidson County, Tennessee, dated June 21, 2021 and recorded on June 22, 2021.**

**Being the same property conveyed to Ke Qin, an unmarried person, by Warranty Deed from Angela Gale and Cory Gale, wife and husband, of record in Instrument No. 20210608-0076703, in the Register's Office of Davidson County, Tennessee, dated June 01, 2021 and recorded on June 08, 2021.**

**Property was never a marital residence for the Grantor.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 3812 Chambers Dr, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of August, 2023

FATHERLAND, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Fatherland, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such an Authorized Agent, an executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal this 30th day of August, 2023.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public

**Tennessee Certification of Electronic Document**

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8.30.2023 (date of document).

Affiant Signature

8.30.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 30TH day of August, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25