Box 14
36920-4

WARRANTY DEED Return to Attorneys Title Company, Inc. 2927 Berry Hill Drive Nashville, TN 37204 JM-RF-23-7025	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000 00 THANH NGUYEN Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2023 Notary Public MY COMMISSION EXPIRES 5/9/2026 (AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Thanh Nguyen and Phong Truong	**U.S. Bank National Association**	
(NAME) **7025 Still Spring Hollow Drive**	(NAME) **P.O. Box 20005**	**128-16-0A-007.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Owensboro, KY 42304-0005**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY B. SHAW, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THANH NGUYEN AND PHONG TRUONG, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 16 on the Plan of First Revision of Section I-Phase I, Still Spring Hollow of record in Plat Book 7900, Page 135, 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 Timothy B. Shaw, a single person by Warranty deed from Luke Searcy and Jessica Anne Rogers Searcy, husband and wife of record in Instrument No 20220614-0067764 Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 14, 2022

This instrument has been executed via authority granted in Power of Attorney recorded at Instrument No 20170327-0029780, Register's Office for Davidson County, Tennessee

This conveyance is subject to

- Taxes for the year 2023 and subsequent years.
- The Plan of record in Plat Book 7900, Page 135, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein
- Boundary Plat of record in Plat Book 6900, Pages 991 and 992, said Register's Office of Davidson County, Tennessee
- Declaration of Covenants, Conditions and Restrictions of Still Spring Hollow Subdivision of record in Book 7963, Page 400, as amended in Book 8179, Page 464, said Register's Office for Davidson County, Tennessee
- By-Laws of Still Spring Hollow Owners Association of record in Book 8294, Page 40, said Register's Office
- Charter of Still Spring Hollow Owners Association, of record in Book 7930, Page 909, Register's Office for Davidson County, Tennessee
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7542, Page 241, said Register's Office
- Easement to the State of Tennessee of record in Book 7858, Page 226, said Register's Office
- Conveyance of common areas to Still Spring Hollow Homeowners Association, of record in Book 8257, Page 634, said Register's Office.
- Easement for Stormwater Detention Agreement conveyed to Metro Government, of record in Book 7921, Page 471 and in Instrument No. 20030220-0022601, said Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **7025 Still Spring Hollow Drive, Nashville, Tennessee 37221**

Karen Johnson Davidson County
Batch# 1048737 **DEEDWARR**
09/12/2023 09 29 54 AM 2 pgs
Fees $13 00 Taxes $2,146 00

20230912-0071404

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF SEPTEMBER, 2023.

Timothy B Shaw
by Anthony John Shaw as Attorney-in-fact

Timothy B. Shaw
by Anthony John Shaw 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, Anthony John Shaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY B. SHAW, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY B. SHAW.

Witness my hand and official seal, this the 11th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212