Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845507

Karen Johnson Davidson County
Batch# 1049308 **DEEDWARR**
09/13/2023 10 00 33 AM 2 pgs
Fees $13 00 Taxes $2,364 30

20230913-0071733

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $639,000 00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2023.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 29, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ignacio Rayo Garcia 6744 Sunnywood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 181 01 0B 138.00

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, **Anh Tuan Pham and Cynthia Hoang, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ignacio Rayo Garcia, married**, ("Grantees"), its 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. 3, on the Plan of Phase Two, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anh Tuan Pham and wife, Cynthia Hoang, by Quitclaim Deed from Huynh Pham and Cynthia Hoang, of record in Instrument No. 20121030-0099401, in the Register's Office of Davidson County, Tennessee, dated October 30, 2012 and recorded on October 30, 2012.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision, as recorded in Instrument No. 20060322-0032604.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D Boundary Sugar Valley R20 Residential P.U.D., as recorded in Plat Book 9700, Page 374.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14, as Supplemented in Instrument No. 20040203-0013041.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060322-0032693.

Easement for Express Grant, recorded in Instrument No. 20020731-0091596.

Easement for Dedication of Perpetual for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Easement for Proposed Earthen Slope Extending onto CGT Right of Way, recorded in Instrument No. 20070725-0088276.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040723-0088186.

This is improved property located at 6744 Sunnywood Drive Nashville TN 37211

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, Grantor has executed this instrument on this 12th day of September, 2023.

Anh Tuan Pham

Cynthia Hoang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of September, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025