WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057248 DEEDWARR
10/03/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20231003-0077870

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-3-2025

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3017LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Truc Nguyen and Madalena Vu	Truc Nguyen and Madalena Vu	162 13 0 231.00
246 Cedarview Drive	3040 Carrington Place	
Nashville, TN 37013	Nashville TN 37218	

FOR AND IN 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, **HARRY W. SHAUB III, A UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRUC NGUYEN AND MADALENA VU, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 4, Dreamland Estates of record in Plat Book 6900, Page 188, 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 Harry W. Shaub, III, an unmarried man, by Quitclaim Deed from Harry W. Shaub, III, an unmarried man and Danielle C. Shaub n/k/a Danielle Cook, an unmarried woman, of record in Instrument No. 20211011-0136291, in the Register's Office of Davidson County, Tennessee, dated October 01, 2021 and recorded on October 11, 2021.

Being the same property conveyed to Harry W. Shaub III and Danielle C. Shaub, by Warranty Deed from Charles R. Gase and Wife, Betty L. Gase, of record in Instrument No. 20130528-0053682, in the Register's Office of Davidson County, Tennessee, dated May 24, 2013 and recorded on May 28, 2013. The said Harry W. Shaub III and Danielle C. Shaub having since divorced by Final Decree Docket No. 20D331, Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 4, Dreamland Estates, as recorded in Plat Book 6900, Page(s) 188.
3. Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 7131, Page 515.

This is improved property known as 246 Cedarview Drive, Nashville, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 28th day of September, 2023.

Harry W. Shaub

Harry W. Shaub III

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

STATE OF Tennessee
COUNTY OF Hickman County

Personally appeared before me, a Notary Public of said County and State, HARRY W. SHAUB III, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bon Aqua (city), Tennessee, this 28th day of September, 2023.

Madison H Kretzer

Notary Public

My Commission Expires: 10/28/2026

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/28/23 (date of document).

Affiant Signature

10/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of Oct., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025