Karen Johnson Davidson County
Batch# 1065990 DEEDWARR
10/30/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20231030-0084516

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2023.

Katherine B. Smith

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) My Commission Expires January 28, 2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH23-06577

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ky V. Nguyen 205 Roslyn Court Nashville, TN 37221	New Owner	141 07 0B 013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gwendolyn Stroud, sole heir at law of Jennifer E. Stroud, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ky V. Nguyen and Thu-Thuy T. Cao, husband and wife**, hereinafter called the Grantees, their successors 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. 13 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer E. Stroud, by Warranty Deed from James D. Eisenhart and wife, Julie Eisenhart, of record in Instrument No. 20020904-0107012, in the Register's Office of Davidson County, Tennessee, dated August 30, 2002, and recorded on September 04, 2002. The said Jennifer E. Stroud died on June 27, 2022 Testate, devising subject subject property to Gwendolyn Nora Stroud. See Probate Case No. 22P2324, Davidson County in the Chancery Probate Court.

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

This property is improved property known as: **205 Roslyn Court, Nashville, TN 37221**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20th day of October, 2023

Gwendolyn Stroud, in their capacity as Personal Representative of the Estate of Jennifer E. Stroud, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Estate of Jennifer E. Stroud

BY: Gwendolyn Stroud

Gwendolyn Stroud, Personal Representative

Gwendolyn Stroud

Gwendolyn Stroud, Sole Heir

STATE OF ARKANSAS
COUNTY OF FULTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gwendolyn Stroud, Personal Representative of the Estate of Jennifer E. Stroud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Salem, Arkansas, this 24th day of October, 2023.

Jackie Brown

Notary Public

My Commission Expires: 11-13-2028

JACKIE BROWN
Notary Public - Arkansas
Fulton County
Commission # 12368935
My Commission Expires Nov 13, 2028

STATE OF ARKANSAS
COUNTY OF FULTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gwendolyn Stroud, Sole Heir of the Estate of Jennifer E. Stroud, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Salem, Arkansas, this 24th day of October, 2023.

Jackie Brown

Notary Public

My Commission Expires: 11-13-2028

JACKIE BROWN
Notary Public - Arkansas
Fulton County
Commission # 12368935
My Commission Expires Nov 13, 2028

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 10-25-23

Kathy Smith
Affiant Signature

10-25-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10-25-23.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

