Karen Johnson Davidson County
Batch# 1069872 DEEDWARR
11/08/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231108-0087515

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Charlotte Booker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2023.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

ROBIN ZALESKI NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH23-06845

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thuy Dao and Chieu K. Tran 4845 Aster Drive Nashville, TN 37211	New Owner	133-16-0-004-00

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, **Debra Armstrong, widowed**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thuy Dao and Chieu K. Tran, 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:

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. 39, on the plan of Highview Acres, as shown on the plat of record in Plat Book 2331, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James A. Armstrong, Jr. and Debra Armstrong by Deed from Long Van Dao and Nhan Thanh Thi Le, husband and wife of record as Instrument No. 20040513-0055858 in the Register's Office for Davidson County, Tennessee, dated April 22, 2004 and recorded on May 13, 2004.

The said James A. Armstrong, Jr. died on September 19, 2022, leaving Debra Armstrong as sole surviving spouse.

For Information Only: Being Parcel 133-16-0-004-00
Being also known as 4845 Aster Drive, Nashville, TN 37211

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: 4845 Aster Drive , Nashville, TN 37211

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 8th day of November, 2023

Debra Armstrong

Debra Armstrong

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Debra Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 8th day of November, 2023

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Rasken *(custodian's name)*, 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 11/8/2023 *(date of document)*.

Charlotte Rasken
Custodian's Signature

11/8/23
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 8th day of November, 2023.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY