Karen Johnson Davidson County
Batch# 1082669 DEEDWARR
12/15/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231215-0097041

WARRANTY DEED

2023-122

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ~~14th~~ 15th day of December, 2023.

(Affix Seal) Notary Public
My Commission Expires: 10/21/2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Khiem N. Ly and Truc Le 5804 Foxview Drive Antioch, TN 37013	KIND LENDING, LLC 4 HUTTON CENTRE DRIVE SUITE 1000 SANTA ANA, CA 92707	174.13-0A-154.00 CO

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, I/we, **Tamara French, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Khiem N. Ly and Truc Le, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 154 on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, of record in Instrument #20150211-0012821, 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 Tamara French, an unmarried woman from D.R. Horton, Inc., a Delaware Corporation, dated August 31, 2015 and recorded September 2, 2015 in Instrument #20150902-0089003, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 768 Evening Avenue, Antioch, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 14th day of December, 2023.

Tamara French

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Tamara French, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2023.

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/14/2023 (date of document).

Jennifer Russell
Affiant Signature

12/15/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

