Karen Johnson Davidson County
Batch# 1086525 DEEDWARR
12/29/2023 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20231229-0100120

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21939-DJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2023.

Notary Public
My Commission Expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Huy Trinh and Ngoc Nguyen 328 Dutchfalls Cove Hermitage TN 37076	Mortgage Investors Group 8320 East Walker Springs Lane #200 Knoxville, TN 37923	086-12-0A-076-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kevin Lovell and wife, Kimberly Lovell, tenants by the entirety,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Huy Trinh and Ngoc Nguyen, husband and wife,** hereinafter called the Grantee(s), 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 all of Lot No. 76, Section Three, Tulip Grove Pointe, according to survey and plat of same appearing of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin Lovell and wife, Kimberly Lovell, tenants by the entirety by Warranty Deed from Wright Farms, L.L.C., a Tennessee limited liability company, dated December 30, 2016, recorded January 3, 2017, of record in Instrument No. 20170103-0000112, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **328 Dutch Falls Cove, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of December, 2023.

GRANTOR:

Kimberly Lovell

Kimberly Lovell

Kevin Lovell

Kevin Lovell

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly Lovell and Kevin Lovell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2023.



Notary Public
My Commission expires: 9-21-26

202312290100120

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/28/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

