Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mount Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-139

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of February, 2024

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1099483 DEEDWARR
02/08/2024 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240208-0009054

	Send Tax Bills To:	Map & Parcel
halasy 2264 Rosecran Circle La Vergne, TN 37086	New Owner 2264 Rosecran Circle La Vergne, TN 37086	119-060.07 WILSON 124-060.00 DAVIDSON

WARRANTY DEED

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, I/WE,

Yelena B. Spears and Tin Duc Nguyen, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pat Chanthalasy and Mimi Chanthalasy, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson and Wilson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Land Surveyors, and described as follows: beginning at a point in the southerly margin of Hobson Pike, said point being 1197.53 feet from the most westerly line of the Co-Op Properties, Inc. Farm as measured along the southerly margin of Hobson Pike, North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; thence South 7 degrees 10 minutes East 1103.00 feet to a point; thence South 82 degrees 53 minutes West 200 feet to a point;

thence North 7 degrees 10 minutes West 1107.79 feet to the point of beginning, containing 5.07 acres, more or less.

Being the same property conveyed to Yelena B. Spears and Tin Duc Nguyen, wife and husband by Warranty Deed from James H. Rowlett Jr. of record in Instrument No. 20220323-0033068, Register's Office of Davidson County, Tennessee, and Corrected Warranty Deed of record in Book 2191, Page 1596, Register's Office for Wilson County, Tennessee, and Instrument No. 20220628-0074230, Register's Office of Davidson County, Tennessee, dated January 27, 2022 and recorded on June 28, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **UNimproved** property known as: 0 Hobson Pike, Hermitage, TN 37076

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 so 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. 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.

Dated this the 6th day of February, 2024.

Yelena B. Spears

Tin Duc Nguyen

STATE OF TENNESSEE
COUNTY OF WILSON

On this 6th day of February, 2024, before me personally appeared Yelena B. Spears and Tin Duc Nguyen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/6/2024.

Affiant Signature – Joshua A. Terry

2/8/2024

Date

State of Tennessee

County of Williamson

BK/PG:2293/508-510
24127543

3 PGS : DEED	
LEANNE ATWOOD 553499 - 24127543	
02/08/2024 - 12:14 PM	
VALUE	205000.00
MORTGAGE TAX	0.00
TRANSFER TAX	758.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	776.50

STATE of TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

Sworn to and subscribed before on 2/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27