Prepared by:
Record and Return To:
Chapman [illegible] Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $780,000.00.

Affiant

Subscribed and sworn to me on 02/29/24.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson
Batch # 1106431
03/01/2024 09:58:27 AM
Fees: $13.00 Taxes: $2,886.00

Davidson County
DEEDWARR
2 pgs

20240301-0014246

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Phuc Nguyen 6321 Alamo Place Nashville, TN 37209	New Owner	091 13 2X 002.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Phuc Nguyen, married man, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit 6321 of 6319 ALAMO PLACE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6319 ALAMO PLACE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220428-0049391, and amended in Instrument No. 20220916-0103511, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.
>
> Being part of the same property conveyed to ASG Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Christina Bowen and Elijah Bowen, wife and husband, dated February 18, 2022, of record in Instrument No. 20220304-0024950, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 6321 Alamo Place, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her successors 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 02/29/24.

Brenda Lewis, Authorized Agent

ASG Investments, LLC
By: Brenda Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Brenda Lewis (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that she as such Authorized Agent of ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Agent of ASG Investments, LLC.

Witness my hand and official seal on 02/29/24.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON