Karen Johnson
Batch # 1114548
03/25/2024 10:38:56 AM
Fees: $18.00 Taxes: $2,749.10
Davidson County
DEEDWARR
3 pgs
20240325-0020438

Name and Address of New Owner:
Guzel Shaginurova and Amritraj Patra
1737 Haleys Hope Court
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 114-07-0B-172-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chong Nguyen and Hanh Nguyen aka Hanh Thi Hong Nguyen, husband and wife, as tenants by the entirety and not as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amritraj Patra and Guzel Shaginurova, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section Seven, Addition to Westchase of record in Instrument No. 20051202-0144886, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chong Nguyen and Hanh Nguyen aka Hanh Thi Hong Nguyen, husband and wife, as tenants by the entirety and not as tenants in common by Special Warranty Deed dated December 3, 2019 from United State of America, recorded December 20, 2019 in Instrument No. 20191220-0131764 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 2024.

_____(SEAL)
Chong Nguyen

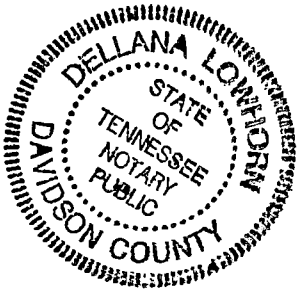
_____(SEAL)
Hanh Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2024, before me personally appeared Chong Nguyen and Hanh 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 21st day of March, 2024.

_____
Notary Signature
My commission expires: 3/3/25



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $743,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of March, 2024.

Notary Public
My commission expires: 1/26/25
File No. 2024-6707-DL



My Commission Expires JAN 26, 2025