WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-RMY-24-483

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Story Nguyen	Same as New owner	161-02-0-049.00
(NAME)	(NAME)	
5602 Saddlewood Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Dolores P. Tucker, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Story Nguyen and Mandy Dao, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 59 on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for said County, as follows:

Said Lot No. 59 fronts 75 feet on the southwesterly side of Westcrest Drive, and extends back 184.4 feet on the northwesterly line and 193.5 feet on the southeasterly line, to a dead line in the reas, which is a broken line, on which it measures 82.60 feet thereon.

Being the same property conveyed to William L. Tucker and wife, Dolores P. Tucker by Warranty Deed from Joe Grubbs, Jr, and Nancy C. Grubbs, dated 10/24/1966, of record in Book 4071, Page 685, Register's Office for Davidson County, Tennessee.

The said William L. Tucker died on 07/18/2020, leaving the said Dolores P. Tucker the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

Karen Johnson Davidson County
Batch # 1118198 DEEDWARR
04/03/2024 10:32:00 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20240403-0023348

File No.: 2276187
Warranty Deed TN

This is improved ☒ 483 Westcrest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

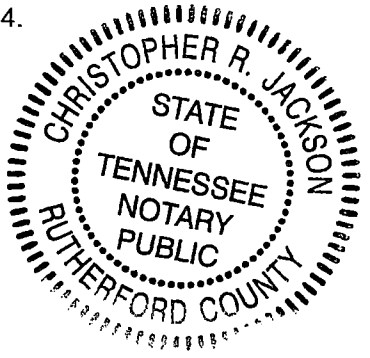
Effective the 29th day of March, 2024.

Dolores P. Tucker by Sharon T Archibald, POA
Dolores P. Tucker, by Sharon T. Archibald,
her attorney-in-fact

State of Tennessee
County of Rutherford

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sharon T. Archibald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dolores P. Tucker, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book *____, Page _____, Register's Office of Davidson County, Tennessee.
* Instrument No: 20240401-0022061

Witness my hand and Official seal this 29th day March, 2024.



Notary Public:
My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129