Karen Johnson Davidson County
Batch# 1121021 DEEDWARR
04/09/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20240409-0025219

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 299,900.00

Affiant

Subscribed and sworn to before me, this 2 day of April, 2024.

Notary Public
My commission expires:
11.3.2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Karen Cartagena **Felipe Lopez Cervantes** **Amada A. Valey Vazquez**	New Owners	**05309010200**
1411 Apache Ln		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Lien Kim Huynh, unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karen Cartagena, a married woman, Amado A. Valey Vasquez, unmarried and Felipe Lopez Cervantes, unmarried, as tenants in common, with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 63-B, Plan of Resubdivision of Lots 47, 48, 62, and 63, Kimbolton, Phase II, of record in Plat Book 6900, Page 794, as amended by Plat Book 6900, Page 934, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Hoang Kim Ngo and wife, Lien Kim Huynh, by Warranty Deed from Randy M Lovell and wife, Winifred I Lovell, dated October 25, 1996, of record in Book 10245, Page 327, in the Register's Office for Davidson County, Tennessee. Hoang Kim Ngo having died on 1/11/2021 leaving Lien Kim Huynh as the sole surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1411 Apache Ln, Madison, TN 37115.

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 in 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.

Lien Date: 04-01-24
Lien Kim Huynh

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Lien Kim Huynh, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2024.

D L Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4-2-24 (date of document).

Affiant Signature

4-2-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

