Karen Johnson Davidson County
Batch# 1122842 DEEDWARR
04/15/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240415-0026713

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1326

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson MB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~12th day~~ 11th MB of April, 2024

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donna Nguyen 5925 New Hope Court Hermitage, TN 37076	SWBC Mortgage 9311 San Pedro Ave #100 San Antonio TX 78216	098-05-0-042.00

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,

Equitable Holdings TN LLC, a Tennessee Limited Liability Company

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

Donna Nguyen, unmarried woman

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. 160 on the Plan of Lake Park Revision of Lots 158, 159 and 160 - Section 5 of record in Plat Book 5060, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prime Investment Properties LLC, a Tennessee limited liability company by Warranty Deed from Melissa A. McElroy Richter, married of record in Instrument No. 20211210-0164164 Register's Office for Davidson County, Tennessee, dated December 07, 2021 and recorded on December 10, 2021.

Being the same property conveyed to Vicki Matthews by Warranty Deed from Prime Investment Properties LLC, a Tennessee limited liability company of record in Instrument No. 20220510-0053223 Register's Office for Davidson County, Tennessee, dated May 2, 2022 and recorded on May 10, 2022.

Being the same property conveyed to Equitable Holdings, TN LLC, a Limited Liability Company by Warranty Deed from Vicki Matthews, a single woman of record in Instrument No. 20240111-0002517 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on January 11, 2024.

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 improved property known as: 5925 New Hope Court, 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 11th day of April, 2024.

Equitable Holdings TN LLC, a Tennessee Limited Liability Company

By: _____
Scott Hull, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public, of the state and county mentioned, personally appeared Scott Hull, Member of Equitable Holdings TN LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Equitable Holdings TN LLC, the within named bargainor, a Limited Liability Company, and that such Scott Hull, Member of Equitable Holdings TN LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Mt. Juliet, this 11th day of April, 2024.

_____
Notary Signature

Printed Name: Marisa Bergeron

My commission expires: October 25, 2026



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 12, 2024.

J. Carlton Drumwright

April 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY