Karen Johnson · Davidson County
Batch # 1124842 DEEDWARR
04/19/2024 09:51:02 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20240419-0028087

G#37254-2

WARRANTY DEED

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2024.

Notary Public

My commission expires: 3-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bryan Tran and Heidi Tran	**"New Owners"**	**134 13 0 173 00**
9503 Elmbrooke Boulevard		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mai Huong Doan, an un-remarried widow

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

Bryan Tran and Heidi Tran, husband and wife

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. 255 on the Plan of Kenilworth Estates, Section 4, as of record in Plat Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 255 fronts 70 feet on the southerly side of Eisenhower Drive and extends back 136.8 feet on the easterly line and 136.6 feet on the westerly line to a proposed highway measuring 70.8 feet thereon.

BEING the same property conveyed to Dinh Van Tran and wife, Mai Huong Doan, and Thuytien Thi Tran, unmarried, by Warranty Deed dated February 23, 1995, from Joe L. McWhorter and wife, Judy B. McWhorter, of record in Book 9608, Page 291, Register's Office for Davidson County, Tennessee. The said Thuytien Thi Tran having conveyed his interest to Dinh Van Tran and wife, Mai Huong Doan, by Quitclaim Deed dated March 2, 2009, of record in Instrument No. 20090304-0019093, said Register's Office. Said interest is now vested in Mai Huong Doan as surviving tenant by the entirety, the said Dinh Van Tran having died February 18, 2010.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **223 Eisenhower Drive, Nashville, TN 37211**.

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 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.

Witness my/our hand(s) this **17th** day of **April, 2024.**

MAI HUONG DOAN
Mai Huong Doan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Mai Huong Doan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **17th** day of **April, 2024.**

Edward Faria
Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025