Karen Johnson Davidson County
Batch# 1128682 DEEDWARR
04/29/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240429-0031007

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240447513** | STATE OF TENNESSEE )<br>COUNTY OF ~~DAVIDSON~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of April, 2024.<br><br>Notary Public<br>My Commission Expires: 03/01/2025 |

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Khiem N. Ly and Truc Le<br>2072 Stanford Village Drive<br>Antioch TN 37013 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>173 11 0A 048.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary C. Nelms and Amanda N. Nelms, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Khiem N. Ly and Truc Le, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of SECTION TWO, STANFORD VILLAGE of record in Instrument No. 20010226-0017614, 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 Gary C. Nelms and Amanda N. Nelms, Husband and Wife, by Warranty Deed from Joshua W. Mangrum and Amanda C. Mangrum, Husband and Wife, of record in Instrument No. 20180702-0064153, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, STANFORD VILLAGE, as recorded in Instrument No. 20010226-0017614.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000228-0019107, as amended in Instrument No. 20000301-0020280 and Instrument No. 20041108-0134204; as supplemented in Instrument No. 20010319-0026310 and Instrument No. 20020123-0009420.

Agreement Regarding Use of Property for Flood Plain Calculations as set forth in instrument recorded in Book 11493, Page 254.

This is improved property located at 2072 Stanford Village Drive Antioch TN 37013

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of April, 2024.

Gary C. Nelms

Amanda N. Nelms

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary C. Nelms and Amanda N. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2024.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

**Tennessee Certification of Electronic Document**

I, Debbie Paulsson, 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 4/25/24 (date of document).

D Paulsson

Affiant Signature

4/29/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

