**Name and Address of New Owner:**
Tuan Minh Nguyen
213 Woodfield Cove
Nashville, TN 37211

**This Instrument Prepared By:**
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

**Send Tax Statements To:**
NEW OWNER

**Map & Parcel(s):**
172-12-0B-146.00

## WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie A. Schloot, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Tuan Minh Nguyen, an unmarried man**, hereinafter called the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Tract or Parcel of Land in County, State of Tennessee, described as Follows: To-Wit:

Land in Davidson County, TN, being Lot No. 367 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6 and Book 7900, Pages 387 and 388, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie A. Schloot by Warranty Deed from Claridge Builders, Inc of record in Book 8818, page 226, Register's Office for Davidson County, Tennessee, dated December 17, 1992 and recorded on December 18, 1992.

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, and (5) other matters of public record.

This is improved property known as: 213 Woodfield Cove, 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 GRANTEE, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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.

Karen Johnson Davidson County
Batch# 1134247 DEEDWARR
05/13/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240513-0035070

WITNESS my hand this 9 day of May, 2024.

Julie A. Schloot

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 9 day of May, 2024, before me personally appeared Julie A. Schloot, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 9 day of May, 2024.

Notary Signature
My commission expires: 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00.

Affiant Signature

Subscribed and sown to before me, this the 9 day of May, 2024.

Notary Public
My Commission Expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Certificate of Authenticity

I, Robin Bowman , 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 5/9/24.
Date

Robin Bowman
Affiant Signature

5/13/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of May, 2024.

Jameka Braden
Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

