Karen Johnson Davidson County
Batch# 1136333 DEEDWARR
05/17/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240517-0036794

Warranty Deed

HALEY MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 3, 2027 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Affiant Subscribed and sworn to before me, this the 10th day of May, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yin Lu Boyd and Christina L. Boyd	New Owner(s)	090-16-0-153.00
512 River Rouge Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUYEN HUU NGUYEN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YIN LU BOYD, AND CHRISTINA L. BOYD**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 675 on the Plan of Charlotte Park, Section Eleven of record in Plat Book 2900, Page (s) 79 and 80, 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 Duyen Huu Nguyen and wife, Nga Mach by Warranty Deed from Cynthia J. Hurley and Eddie Ray Dickerson, Heirs, at Law of Theresa J. Head of record in Instrument No. 20141110-0103648 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on June 25, 2014 and Warranty Deed re-recorded on November 10, 2014, recorded Instrument No. 20140625-0055724 and Scrivener's Affidavit recorded on September 17, 2014, recorded Instrument No. 20140917-0085386.

Theresa J. Head having since died.

Affidavit of Heirship recorded Instrument No. 20141103-0101260.

Being the same property conveyed to Duyen Huu Nguyen, a married man by Quitcliam Deed from Duyen Huu Nguyen and wife, Nga Mach of record in Instrument No. 20171025-0109466 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 25, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 512 River Rouge Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of May, 2024.

Duyen Huu Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Duyen Huu Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2024.

Notary Public

My Commission Expires: 7.7.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 10, 2024.

Affiant Signature

5/10/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10 day of May, 20 24.

Notary Public

Notary's Seal:

