NEW OWNER:
CHAU NGOC NGUYEN
QUYNH THUY NGUYEN
101 WINDSTAR BAY BLVD.
HENDERSONVILLE, TN 37075

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 24-0470

Map & Parcel
072063S001.00

Space for Recorder's Stamp
Karen Johnson Davidson County Batch# 1143154 DEEDWARR 06/04/2024 03:03:30 PM 4 pgs Fees: $23.00 Taxes: $3,607.50 20240604-0041776

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Seventy-Five Thousand and 00/100 Dollars ($975,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GUARDIAN HOLDINGS KY, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CHAU NGOC NGUYEN and QUYNH THUY NGUYEN, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit "A", Homes at 1057 E Trinity Lane, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 1057 E Trinity Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211029-0145450; as amended in Instrument No. 20220207-0013614, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes of 1057 E Trinity Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211029-0145450; as amended in Instrument No. 20220207-0013614, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to GUARDIAN HOLDINGS KY, LLC, a Kentucky limited liability company, by Warranty Deed from SOUTHGATE DEVELOPMENT LLC, a Tennessee limited liability company, dated December 30, 2021, and of record in Instrument No. 20220105-0002159, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **1057 A EAST TRINITY LANE, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20211029-0145450, and Amended in Instrument No. 20220207-0013614, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13TH day of May, 2024.

GUARDIAN HOLDINGS KY, LLC

By: _____
JOE A. OWEN
Its: PRESIDENT

202406040041776

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOE A. OWEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **PRESIDENT** of **GUARDIAN HOLDINGS KY, LLC,** the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 13th day of May, 2024.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$975,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of May, 2024.

NOTARY PUBLIC

My commission expires: CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 8-3-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 31, 2024**.

Affiant Signature

June 4, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 4th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25