Karen Johnson Davidson County
Batch# 1144331 DEEDWARR
06/06/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.13
20240606-0042558

WARRANTY DEED

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Son Minh Nguyen	Same as new owner	098-06-0B-024.00
(NAME)	(NAME)	
1228 Chickadee Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Season Hutchins, an unmarried woman, and Neal W Wright, an unmarried man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Son Minh Nguyen and Rhonda S. Nguyen, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Unit B of Lot 54D, on the plan of Bridgewater, Phase 1, Section "A", Villa Units, Lots 47D thru 78D, as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record at Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Season Hutchins, an unmarried woman and Neal W. Wright, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Douglas J. Kerchner and Patricia Kugelman Kerchner, dated 09/23/2022, of record in Instrument No. 20220927-0106788, Register's Office for Davidson County, Tennessee.

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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1228 Chickadee Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of May, 2024.

Season Hutchins

Neal W Wright

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Season Hutchins and Neal W Wright, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of May, 2024.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby, do hereby make oath that I am licensed attorney and/or 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 the law on 6-6-24.

Brenda Shelby

AFFIANT

DATE: 6-3-24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of June, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027