Karen Johnson Davidson County
Batch# 1145102 DEEDWARR
06/10/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240610-0043215

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

TARA JADE RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB
MY COMM. EXPIRES NOVEMBER 30, 2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**.

Affiant

Subscribed and sworn to before me, this **6th** day of **June, 2024**.

Notary Public
My commission expires: 11-30-24

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roxana Eunice Castro Quintanilla and Luis B. Chavez **637 Sugar Mill Drive** **Nashville, TN 37211**	SAME	**181 01 0B 079.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Hang Tuyet Bui, unmarried**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Roxana Eunice Castro Quintanilla and Luis B. Chavez, wife and husband**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of SECTION TWO ADDITION TO SUGAR VALLEY, RS10 CLUSTER LOT SUBDIVISION, a Planned Unit Development, as of record in Instrument No. 20040622-0073636, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hang Tuyet Bui, Unmarried, by Warranty Deed from Loretta A. Murray, Unmarried, of record in Instrument No. 20160111-0002547, in the Register's Office of Davidson County, Tennessee, dated January 08, 2016, and recorded on January 11, 2016.

HE-2024-213

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **637 Sugar Mill Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs 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.

Witness my/our hand(s) this **6th day of June, 2024.**

Hang Tuyet Bui

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

On this 6th day of June, 2024, before me personally appeared Hang Tuyet Bui, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2024.

Notary Signature
My commission expires: 12/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 **06/06/2024** (date of document).

Jami K Averwater

Signature

06/10/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **June**, 2024.

Vicki Sheridan

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

Seal

