Karen Johnson Davidson County
Batch# 1146695 DEEDWARR
06/13/2024 09:05:30 AM 6 pgs
Fees: $33.00 Taxes: $1,868.50
20240613-0044242

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $505,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC., 256 Seaboard Lane, G-104, Franklin, TN 37067
File # 24-3168LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Bup Nguyen	NEW OWNER	
1404 S Glenleigh Court	12 Serenade Cv.	142130B224.00
Nashville, TN 37221-5331	JACKSON, TN 38305	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE HEIRS AT LAW OF BARBARA FELDKIRCHER LUTZ BEING RICHARD C. LUTZ, JR., CHARLES FELDKIRCHER LUTZ, NANCY VANDERVEER, PETER SANFORD LUTZ, AND CLARENCE ERIC LUTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BUP NGUYEN, MARRIED, AS HER SOLE AND SEPARATE PROPERTY

HEREINAFTER CALLED THE GRANTEES, 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. 242, on the Plan of Riverside Subdivision, Phase Six, of record in Plat Instrument #20050215-0016980, said Register's Office, to which plat reference is hereby made for a more complete description of property.

Being the same property conveyed to *Barbara F. Lutz, an unmarried woman, by Warranty Deed from Rochford Realty and Construction Co. Inc., dated October 25, 2005, and recorded October 31, 2005, in Instrument No. 20051031-0131176, Register's Office for Davidson County, Tennessee.

*Barbara Feldkircher Lutz, passed away on February 17, 2024, had her estate probated under Case No. 24P-744 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee. The heirs at law of the deceased are Richard C. Lutz, Jr., Charles Feldkircher Lutz, Nancy Vanderveer, Peter Sanford Lutz, and Clarence Eric Lutz.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B.
7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

10. All matters shown on the Plan of record in Instrument #20050215-0016980, Register's Office for Davidson County, Tennessee.

11. Restrictive covenants contained in an instrument of record in Book 7185, Page 619, Book 7405, Page 780, and Instrument #20040419-0044162, Register's Office for Davidson County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons

12. Charter of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee.

13. Easement for Harpeth Valley Utility District of record in Book 6970, Pages 275, 278, and 281, Register's Office for Davidson County, Tennessee

14. Easement for Metro Government of Nashville of record in Book 6972, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as 1404 S Glenleigh Court, Nashville, TN 37221-5331

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 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 our hand on the 10th day of June, 2024.

Richard C. Lutz, Jr., as Executor and Individually

Charles Feldkircher Lutz., as Executor and Individually

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THE HEIRS AT LAW OF BARBARA FELDKIRCHER LUTZ BEING RICHARD C. LUTZ, JR., AND CHARLES FELDKIRCHER LUTZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of June, 2024.

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 02/13/2028

Witness our hand on the 8th day of June, 2024.

Nancy Vanderveer

Nancy Vanderveer

STATE OF Tennessee
COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, THE HEIRS AT LAW OF BARBARA FELDKIRCHER LUTZ BEING, NANCY VANDERVEER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

"Personally appeared" shall mean: Personally appeared by audio-video communication

Witness my hand and official seal at Bon Aqua (city), Tennessee (state), this 8th day of June, 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
B
STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

Witness our hand on the 8th day of June, 2024.

Clarence Eric Lutz

STATE OF Tennessee

COUNTY OF Hickman

Personally appeared before me, a Notary Public of said County and State, THE HEIRS AT LAW OF BARBARA FELDKIRCHER LUTZ BEING, CLARENCE ERIC LUTZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

"Personally appeared" shall mean: Personally appeared by audio-video communication

Witness my hand and official seal at Bon Aqua (city), Tennessee (state), this 8th day June 2024.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission #: N/A
Commission Expires: 10/28/2026

Witness our hand on the 10th day of June, 2024.

Peter Sanford Lutz

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, THE HEIRS AT LAW OF BARBARA FELDKIRCHER LUTZ BEING, PETER SANFORD LUTZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin (city), TN (state), this 10th day June 2024.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 June 10, 2024 (date of document)

Regina Sullo
Affiant Signature

June 13, 2024
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 13th day of June, 2024

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

