WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151036 DEEDWARR
06/26/2024 10:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20240626-0047812

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

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

April Wideman
Notary Public

MY COMMISSION EXPIRES: 03/07/2026

APRIL D WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-0699

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CamLy Thi Vuong	Amwest Funding, Corp.	059-15-0A-115.00
(NAME)	(NAME)	
1000 Eddystone Court	6 Pointe Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brea, CA 92821	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jackson Taylor Greaves, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CamLy Thi Vuong, sole owner,** 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. 83 on the Plan of Final Plat of Phase Five, Chateau Valley of record in Plat at Instrument No. 20050815-0096234, 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 Jackson Taylor Greaves by Warranty Deed from The Latham Family Trust, Brandon Adams, as Trustee of record in Instrument No. 20210428-0056473 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 28, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050815-0096234, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050823-0100587, Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Chateau Valley Homeowners Association of record in Instrument Number 20060405-0039304, in the Register's Office for Davidson County, Tennessee.

This property, known as 1000 Eddystone Court, Nashville, TN 37207
(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 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 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 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 hand this 6e DAY OF JUNE, 2024.

Jackson Taylor Greaves

STATE OF TEXAS

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackson Taylor Greaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: 03/13/2027

(SEAL)

OMER ABDULHAMEED
Notary Public, State of Texas
Comm. Expires 03-13-2027
Notary ID 131928734

True Copy Certification

I, Yvette Meldrum, 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 24, 2024

Affiant Signature

June 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of June 2024.

Notary's Signature

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025