WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY E. ARMOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

JM-BR-24-2969

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1153040 DEEDWARR
07/01/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20240701-0049385

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chong Nguyen and Hahn Nguyen Liem Thi Le	Chong Nguyen Hahn Nguyen Liem Thi Le	
(NAME) **2969 Owendale Dr**	(NAME) 8036 Still Spring Ridge Rd	**150-09-0-133.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Nashville, TN 37221	
(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 consideration, the receipt of which is hereby acknowledged, **CHARLES HUNTER CAIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHONG NGUYEN AND HAHN NGUYEN, HUSBAND AND WIFE AND LIEM THI LE, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 17 on the Plan of Section Four, Phase Two, Forest View Park of record in Plat Book 5200, Page 674, 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 Charles Hunter Cain, an unmarried man by Warranty Deed from Adel Aziz and wife, Mariem Danial, husband and wife of record in Instrument No. 20210112-0005237 Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 5200, Page 674 as amended in Book 6220, Page 648, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6312, Page 609, in the Register's Office for Davidson County, Tennessee.
- Easement to Gulf Interstate Gas Company of record in Book 2244, Page 13, in the Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Company of record in Book 3463, Page 126, in the Register's Office for Davidson County, Tennessee.
- Easement to Columbia Pipeline Company of record in Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 437, Page 21, Book 7269, Page 389, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 2969 Owendale Dr, Antioch, Tennessee 37013.

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), their heirs and 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), 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 the 27th DAY OF JUNE, 2024.

Charles Hunter Cain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of June, 2024.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 27, 2024 (date of document)

Regina Sullo

Affiant Signature

July 1, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 1st day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

