Karen Johnson Davidson County
Batch# 1153798 DEEDWARR
07/02/2024 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20240702-0049950

2024-1185-TN

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$443,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of JUNE, 2024.

Carmen Coats
Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Duc Nguyen	CMG FINANCIAL	141-07-0B-134-00
7012 Somerset Farms Circle	3160 CROW CANYON RD, STE 400	
Nashville, TN 37221	SAN RAMON, CA 94583	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tassall A. Lloyd, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Duc Nguyen, single, Thanh Truc Lieu, single and Thi Pham, a married woman, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Somerset Farms, Section 4, Phase 3, of record in Plat Book 9700, page 460, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tassall A. Hughes and husband, Wesley C. Hughes, by deed dated November 1, 2004, from Fei Yang and wife, Chenhua Yang, of record in Instrument No. 20041104- 0132929, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tassall A. Hughes by Quitclaim Deed from Wesley C. Hughes, of record in Instrument No. 20111222-0100044, Register's Office for Davidson County, Tennessee. Tassall A. Hughes is now known as Tassall Lloyd by Marital Dissolution Agreement in Case No. 11D-2011, Fourth Circuit Court for Davidson County, Tennessee.

This is improved property known as: **7012 Somerset Farms Circle, Nashville, TN 37221.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this 20th day of June, 2024.

Tassall A. Lloyd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tassall A. Lloyd,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 20th day of June, 2024.

ANDREA M. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 8/3/26

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 20, 2024**.

Affiant Signature

July 2, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25

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