Karen Johnson Davidson County
Batch# 1157457 DEEDWARR
07/12/2024 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,602.10
20240712-0052578

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

RICHARD E STANLEY
NOTARY PUBLIC
New Hanover County, North Carolina
My Commission Expires August 2, 2028

STATE OF NC
COUNTY OF New HanoverBR

The actual consideration or value, whichever is greater, for this transfer is: $433,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 27 day of June, 2024.

Notary Public
My Commission Expires: Aug 2, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Duy Xuan Nguyen and Thuy Le Diem Tang 1020 Summerview Court, Nashville, TN 37221	~~New Owner~~ a/c UNITED WHOLESALE MTG, LLC 900 SOUTH BLVD EAST PONTIAC, MI 48341	Tax Parcel ID No. 141.070.B17.600-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDALL SHAPIRO, AS EXECUTOR OF THE ESTATE OF BRETT SIMON SHAPIRO** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DUY XUAN NGUYEN AND THUY LE DIEM TANG, HUSBAND AND WIFE** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Somerset Farms Section 4, Phase 4 of record in Plat Book 9700, Page 658, 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 Brett Simon Shapiro, An Unmarried Man by Deed dated July 2, 2019 from Kaushal Kumar Chaturvedi and Wife, Asha Rani Chaturvedi, recorded July 8, 2019, in Instrument Number 201907080066341, in the Official Records of Davidson County, Tennessee.

Said Brett Simon Shapiro died testate on February 22, 2024. Probate Filed in Docket No. 24P642 Probate Court of Davidson County, Tennessee. Randall Shapiro is named Executor of The Estate of Brett Simon Shapiro, deceased.

Randall Shapiro is joining the conveyance as the Trustee of the Testamentary Trusts created under the Last Will and Testament of Brett S. Shapiro for Isabelle F. Shapiro and Hayden R. Shapiro dated 9/14/23.

This is improved property commonly known as: **1020 Summerview Court, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27 day of June, 2024.

THE ESTATE OF BRETT SIMON SHAPIRO

EXECUTOR

RANDALL SHAPIRO, Executor

EXECUTOR

RANDALL SHAPIRO, Trustee of Testamentary Trust created under the Last Will and Testament of Brett S. Shapiro dated 9/14/23

STATE OF NC)
COUNTY OF New Hanover)

RICHARD E STANLEY
NOTARY PUBLIC
New Hanover County, North Carolina
My Commission Expires August 2, 2028

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RANDALL SHAPIRO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **RANDALL SHAPIRO IS THE TRUSTEE OF TESTAMENTARY FOR THE ESTATE OF BRETT SIMON SHAPIRO**, and that as such executor executed the foregoing instrument for the purpose therein contained, by signing as Trustee.

Witness my hand and seal, this 27 day of June, 2024.

RICHARD E STANLEY
NOTARY PUBLIC
New Hanover County, North Carolina
My Commission Expires August 2, 2028

Notary Public

My Commission Expires: Aug 2, 2028

STATE OF NC)
COUNTY OF New Hanover)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **RANDALL SHAPIRO**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **RANDALL SHAPIRO IS NAMED EXECUTOR OF THE ESTATE OF BRETT SIMON SHAPIRO**, and that as such executor executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate as its executor.

Witness my hand and seal, this 27 day of June, 2024.

Richard E. Stanley
Notary Public

My Commission Expires:
Aug 2, 2028

RICHARD E STANLEY
NOTARY PUBLIC
New Hanover County, North Carolina
My Commission Expires August 2, 2028

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 27, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th 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