Karen Johnson Davidson County
Batch# 1157831 DEEDWARR
07/15/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240715-0052813

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648146**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2024. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2025

WARRANTY DEED

Address New Owner: HON JV III Titleholder, LLC 8333 Douglas Avenue, Ste 925 Dallas, TX 75225	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-029.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Viviane Do and Tung Thanh Do, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **HON JV III Titleholder, LLC, a Texas Limited Liability Company**, ("Grantee"), its 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 Unit No. 29 on the plan of The Villas at Concord Place, Phase 1, as shown on Exhibit 1-A to the Declaration of Covenants, Conditions and Restrictions of The Villas at Concord Place, Phase 1, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050922-0114218 amended in Instrument No. 20061228-0160255, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to VIVIANE DO and TUNG THANH DO, WIFE AND HUSBAND, by deed from MICHAEL J. VERON AND ALLISON VERON, HUSBAND AND WIFE, of record in Instrument No. 20200706-0072407, dated July 2, 2020, said Register's Office.

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 record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 181-14-0A-029.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050922-0114218, amended in Instrument No. 20061228-0160255, said Register's Office.

Utility and Drainage Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050505-0050659 and Instrument No. 20051219-0151949, in the Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Instrument Number 20051230-0156533 and Instrument Number 20060912-0112742, in the Register's Office for Davidson County, Tennessee.

Easement for Transmission Line of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.

Easement for public utility and drainage of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8113 Valley Oak Dive Brentwood TN 37027

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

And Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 10th day of July, 2024.

Viviane Do

Tung Thanh Do

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Viviane Do and Tung Thanh Do, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2024.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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 **July 10, 2024**.

Affiant Signature

July 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th 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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