Return to:
Brentwood Title & Escrow, LLC
725 Cool Springs Blvd. #100
Franklin, TN 37067

Send Tax Bills To:
Thanh An Huynh
900 Weatherside Court
Nashville, TN 37209

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Thanh An Huynh
900 Weatherside Court
Nashville, TN 37209

Map & Parcel No: 114-07-0B-034-00.CO

Karen Johnson Davidson County
Batch # 1166936 DEEDWARR
08/06/2024 11:04:48 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240806-0059814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED FORTY THOUSAND AND 00/100 (640,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Helen J. Fox, a married woman and Logan C. Fox and wife, Katelyn E. Fox, as tenants in common** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thanh Huynh, a married man** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Section One, Westchase of record in Plat at Instrument No. 20021203-0148525, 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 Helen J. Fox, a married woman and Logan C. Fox and wife, Katelyn E. Fox, as tenants in common by Warranty Deed from Levi D. Hamilton and Kelli N. Hamilton, husband and wife of record in Instrument No. 20220801-0086953 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 01, 2022.

This is IMPROVED property known as 900 Weatherside Court, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of July, 2024

Helen J. Fox

Helen J. Fox

Logan C. Fox

Logan C. Fox

Katelyn E. Fox

Katelyn E. Fox

STATE OF Indiana
COUNTY OF Monroe

On this 30 day of July, 2024, before me personally appeared Helen J. Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of July, 2024.

Notary Signature

My commission expires: 10/12/25

NOTARY PUBLIC SEAL INDIANA

Christine M. Hendrickson
Notary Public, State of Indiana
Johnson County
Commission Number 703945
My Commission Expires
October 12, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

On this 31st day of July, 2024, before me personally appeared Logan C. Fox and Katelyn E. Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2024.

Notary Signature
My commission expires: 10-25-27



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 640,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 31st day of July, 2024.

Notary Signature
My commission expires: 10-25-27

