STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1168779 DEEDWARR
08/13/2024 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.11
20240813-0061587

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,030.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/20/28
File No. 24-21527

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Phong Nguyen and Nhung Hoang (NAME)	Phong Nguyen and Nhung Hoang (NAME)	32-16-B-57
2112 Creekland View Boulevard (STREET ADDRESS)	2112 Creekland View Boulevard (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phong Nguyen and Nhung Hoang, Husband and Wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 57 , on the plan of Heritage Creek, Phase 2, as shown by plat of record in Instrument No. 20230510-0034999, corrected in Instrument No. 20240212-0009817, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee business corporation, from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of The Testamentary Trusts under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee general partnership, and Edward C. Galbreath, Jr., by Special Warranty Deed dated January 31, 2020, filed of record on January 31, 2020, in Instrument No. 20200131-0011678, Register's Office for Davidson County, Tennessee.

Clayton Properties Group, Inc., a Tennessee business corporation and Clayton Properties Group, Inc., a Tennessee corporation being one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2112 Creekland View Boulevard, Nashville, TN 37207.

Witness my/our hand(s) this 12th day of August, 2024.

Clayton Properties Group, Inc., a Tennessee Corporation

By: _____
Alec Mielke, Authorized Agent

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alec Mielke, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of August, 2024.

_____
Notary Public
My commission expires: 3/1/25

KIMBERLY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 Aug 12, 2024 (date of document)

Affiant Signature

August 12, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12 day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

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

202408130061587