WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182571 DEEDWARR
09/17/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240917-0072087

File #24-PA-1009-PARK

(SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

TL Thao Le
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: 3/3/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thao Le and Son Nguyen	**Truist Bank**	
(NAME) 765 Somerset Farms	(NAME) **1001 Semmes Avenue**	**141 07 0B 181.00**
(ADDRESS) Nashville, TN 37221	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAULA CVENGROS HANSON, A MARRIED PERSON, SCOTT CVENGROS, A MARRIED PERSON, AND BRAD CVENGROS, A MARRIED PERSON, DEVISEES OF THE ESTATE OF GAIL K. CVENGROS,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THAO H LE AND SON V NGUYEN, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 186 on the Plan of SOMERSET FARMS SECTION 4, PHASE 4, as of record in Plat Book 9700, Page 658, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gail K. Cvengros, unmarried, by Warranty Deed from Ruxana T. Sadikat, Unmarried, of record in Instrument No. 20050630-0075408, in the Register's Office of Davidson County, Tennessee, dated June 29, 2005, and recorded on June 30, 2005.

The said Gail K. Cvengros having since died intestate on April 29, 2024, leaving Grantors herein as her sole heirs at law as evidenced in Probate Case No. 24P962, Davidson County Seventh Circuit Court. Probate Division and per Affidavits of Heirship recorded simultaneously herewith in Instrument No. 202409170072085 and Instrument No. 202409170072086, in the Register's Office for Davidson County, Tennessee.

The Grantors do hereby affirm that said property was never their primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOMERSET FARMS SECTION 4, PHASE 4, as recorded in Plat Book 9700, Page(s) 658.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, SOMERSET FARMS, as recorded in Plat Book 7900, Page(s) 327.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OPEN SPACE DEDICATION PLAT, SOMERSET FARMS, as recorded in Instrument No. 20001204-0118884.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 supplemented and amended in Book 9383, Page 526 as re-recorded in Book 9662, Page 869 and further supplemented and amended in Book 10190, Page 182; Book 10410, Page 89 and Book 11433, Page 936.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **BRAD CVENGROS** as Attorney-in-Fact for **PAULA CVENGROS HANSON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202409170072083, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **BRAD CVENGROS** as Attorney-in-Fact for **SCOTT CVENGROS**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202409170072084, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 1009 Summerview Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 16th day of September, 2024.

Paula Cvengros Hanson, Administrator and Heir at Law by Brad Cvengros His/Her Attorney in Fact
Paula Cvengros Hanson by Brad Cvengros, Attorney-In-Fact

Scott Cvengros Heir at Law by Brad Cvengros His/Her Attorney in Fact
Scott Cvengros by Brad Cvengros, Attorney-In-Fact

Brad Cvengros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRAD CVENGROS**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **PAULA CVENGROS HANSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **PAULA CVENGROS HANSON**.

Witness my hand and official seal this **16th** day of **September, 2024.**

Notary Signature
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRAD CVENGROS**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SCOTT CVENGROS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SCOTT CVENGROS**.

Witness my hand and official seal this **16th** day of **September, 2024.**

Notary Signature
My Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2024, before me personally appeared Brad Cvengros, 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 16th day of September, 2024.

Notary Signature
My commission expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **September 16, 2024**

Affiant Signature

09/17/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **September 17, 2024**

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY