Karen Johnson Davidson County
Batch# 1185375 DEEDWARR
09/24/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $965.70
20240924-0074055

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Boi Quyen Tang and Ngoc Tuyen Tang 1211 Clubhouse Lane Antioch, TN 37013	Boi Quyen Tang and Ngoc Tuyen Tang 1211 Clubhouse Lane Antioch, TN 37013	163-04-0A-212-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Brynn Brown and Joshua Brent Brown, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Boi Quyen Tang, an unmarried person, and Ngoc Tuyen Tang, an unmarried person**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3001 Hamilton Church Road, Unit 212, Antioch, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davison County, Tennessee, being Unit 212, Hamilton Crossings Townhomes, as described in Instrument Number 20040212-0016945, Register's Office for Davidson County, Tennessee to which plan reference is herein made for a more complete legal description.
>
> Being the same property conveyed to Jennifer Brown and Joshua Brown, wife and husband from Biheia B. Tillery by Warranty Deed dated August 4, 2017 and recorded August 7, 2017 in Instrument No. 20170807-0080632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of September, 2024.

Jennifer Brynn Brown

Joshua Brent Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2024, before me personally appeared Jennifer Brynn Brown and Joshua Brent Brown, 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 20th day of September, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $261,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20th day of September, 2024

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 9-24-2024.

Date

Affiant Signature

9-24-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY