Karen Johnson Davidson County
Batch# 1198879 DEEDWARR
10/30/2024 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $5,846.00
20241030-0083788

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4321

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of October, 2024

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Huong Thien Bui and Quang Vinh Cai 6010-B Hill Circle Drive Nashville, TN 37209	New Owners	103-01-0Z-002.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Anthony R. Togrye and Virginia M. Togrye, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Huong Thien Bui and Quang Vinh Cai, wife and husband

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 Unit No. B on the Plan of Homes at 6012 Hill Circle, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6012 Hill Circle, a Horizontal Property Regime with Private Elements, at Instrument No. 20210625-0086387, 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 a portion of the same property conveyed to Anthony R. Togrye and Virginia M. Togrye, husband and wife by Warranty Deed from Rhonda Hingst, married of record in Instrument No. 20180409-0033190 Register's Office for Davidson County, Tennessee,

husband and wife by Quitclaim Deed from Anthony R. Togrye and Virginia M. Togrye, husband and wife of record in Instrument No. 20201217-0149368 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6010-B Hill Circle Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 25th day of October, 2024.

Anthony R. Togrye

Virginia M. Togrye

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of October, 2024, before me personally appeared Anthony R. Togrye and Virginia M. Togrye, 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 25th day of October, 2024.

Notary Signature
My commission expires: 7/7/2027

SHELBY L. WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 10/28/24.

Affiant Signature – Joshua A. Terry

10/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/29/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27