WARRANTY DEED

Karen Johnson
Batch # 1206679
11/19/2024 01 41 44 PM
Fees $18 00 Taxes $1,961 00

Davidson County
DEEDWARR
3 pgs

20241119-0089784

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 19th DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Nam Thanh Le and Ly T. Nguyen	Nam Thanh Le and Ly T. Nguyen	128-16-0A-014 00-CO
(NAME) 209 Still Spring Hollow Court	(NAME) 209 Still Spring Hollow Court	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Emmett Anthony Merchant, Jr. a single man and Liliana Merchant N/K/A as Liliana Mazo , a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Nam Thanh Le and Ly T. Nguyen, husband and wife, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of First Revision of Section I-Phase I, Still Spring Hollow of record in Plat Book 7900, Page 135, 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 Emmett Anthony Merchant Jr. and Liliana Merchant, husband and wife by Warranty Deed from Daryl A. Hill and Gail Farrar, both unmarried of record in Instrument No. 20210809-106809 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 09, 2021.

Emmett Anthony Merchant, Jr. and Liliana Merchant N/K/A Liliana Mazo having since been divorced on July 30, 2024 in the Third Circuit Court for Davidson County, Case No. 23D981.

This conveyance is subject to (a) all restrictions of record, (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☐ property, known as 209 Still Spring Hollow Court, Nashville, TN 37221

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 12 day of Nov, 2024

Emmett Anthony Merchant, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12 day of November, 2024, before me personally appeared Emmett Anthony Merchant, Jr., 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 12 day of November, 2024.

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Liliana Mazo

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12 day of November, 2024, before me personally appeared Liliana Mazo, 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 12 day of November, 2024.

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY