This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1212890 DEEDWARR
12/05/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241205-0094596

L&L#Q6-343B

ADDRESS NEW OWNER:
Gene Thanh Thien Ngo
14941 Penfield Circle
Huntington Beach, CA 92647

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NMSI, Inc., a California Corp
2975 Wilshire Boulevard, #600
Los Angeles, CA, 90010

Parcel ID:
081-11-0-300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Mourier, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Gene Thanh Thien Ngo, a married woman**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot 343 on the Plan of McGavock and Westmores Second Addition to Nashville, called the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Said part of Lot No. 343 fronts 50 feet on the Westerly side of Sixteenth Avenue North, formerly Hendershoot Street, and runs between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Nicole Mourier by deed dated April 19, 2021 from Martin Duncan Campbell, recorded April 19, 2021, in Instrument Number 20210419-0052322, Register's Office for Davidson County, Tennessee.

This is improved property known as 1625 16th Avenue North, Nashville, TN 37208. Possession is to be given on November 27, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 27th day of November, 2024.

Nicole Mourier

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicole Mourier,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of November, 2024.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery

The actual value or consideration, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Subscribed and sworn to before me on this 27th day of November, 2024.

NOTARY PUBLIC

My Commission Expires:

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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 November 27, 2024

Affiant Signature

12/05/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this December 5, 2024.

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

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY