AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. rir240352723

Karen Johnson Davidson County
Batch# 1213606 DEEDWARR
12/10/2024 08:17:30 AM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20241210-0095619

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 128 10 0 252.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 15th **day of** November 2024 by and between **Truyen Huynh, unmarried,** residing at 7817 Dan Kestner Court, Nashville, TN 37221 **and Tri Van Huynh and wife, Deip Thi Hong Nguyen, tenants in common with right of survivorship,** residing at 1011 Cardinal Cir Hendersonville TN, hereinafter referred to as Grantor(s) and **Liem Cao, single,** residing at 6 Mill Ave, Lawrenceburg, TN 38464, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Four Hundred Thousand and 00/100 Dollars ($400,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 7817 Dan Kestner Court, Nashville, TN 37221

Being the same property as conveyed from Truyen Huynh unmarried to Truyen Huynh unmarried And Tri Van Huynh And Wife, Deip Thi Hong Nguyen tenants in common with right of survivorship, dated March 03, 2023 and recorded on April 03, 2023 in Instrument No. 20230403-0024059, Davidson County records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Truyen Huynh

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Truyen Huynh** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hendersonville, this 25th day of November, 20 24.

Takisha Murphy
Notary Public

My Commission expires: 5-3-2027

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Truyen Huynh

STATE OF Tennessee
COUNTY OF Sumner

Sworn to before me this 25 day of November, 2024

Takisha Murphy
Notary Public
My Commission Expires: 5-3-2027

Name and address for person(s) responsible for taxes:

Liem Cao
6 Will Ave
Lawrenceburg, TN 38464

Name and address of property owner:

Liem Cao
6 Will Ave
Lawrenceburg, TN 38464

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tri Van Huynh

Deip Thi Hong Nguyen

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tri Van Huynh and Deip Thi Hong Nguyen** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Portland, this 15th day of November, 20 24.

Takisha Murphy
Notary Public

My Commission expires: 5-3-2026

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of First Revision of Meade Vue Subdivision, of record in Plat Book 9700, Page 58, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

Being the same property as conveyed from Truyen Huynh unmarried to Truyen Huynh unmarried And Tri Van Huynh And Wife, Deip Thi Hong Nguyen tenants in common with right of survivorship, dated March 03, 2023 and recorded on April 03, 2023 in Instrument No. 20230403-0024059, Davidson County records.

For informational purposes only: 7817 Dan Kestner Court , Nashville, TN 37221

Parcel ID Number: 128 10 0 252.00

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 11/25/24 (date of document).

Rebecca Horton
Affiant Signature

11/25/24
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 25th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026