Karen Johnson Davidson County
Batch# 1213783 DEEDWARR
12/10/2024 01:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,853.70
20241210-0095859

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-8049-WE

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 501,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Minh Gia and Mong Nhi Nguyen	New Owner	
605 S. Riverbend Ct.		155-08-0B-065.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Eva Hassou and Nidaa George Shamoun, husband and wife, and Milad Shamoun, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Minh Gia and Mong Nhi Nguyen, a married couple as tenants in common with rights of survivorship**

HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 65 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend, according to survey and plat of same appearing of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eva Hassou and Nidaa Goerge Shamoun (also known as Nidaa George Shamoun), wife and husband, and Milad Shamoun, a married man, as joint tenants with right of survivorship by Warranty Deed from Steven W. Ezell and wife Kathleen D. Ezell husband and wife of record in Instrument No. 20190815-0081813 Register's Office for Davidson County, Tennessee, dated August 13, 2019 and recorded on August 15, 2019. This property is not and has never been the residence of Milad Shamoun and is not a marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **605 S. Riverbend Ct., Nashville, TN 37221**

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

This deed may be signed using multiple counterparts for signatures

Witness our hands this the 5th day of DECEMBER, 2024.

Eva Hassou

Eva Hassou

Nidaa George Shamoun

STATE OF MICHIGAN
COUNTY OF MACOMB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eva Hassou and Nidaa George Shamoun**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of DECEMBER, 2024.

My Commission expires: 1/10/2026

Arthur S Gresser
Notary Public

ARTHUR S GRESSER
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jan 10, 2026
Acting in the County of MACOMB

ARTHUR S GRESSER NOTARY PUBLIC OAKLAND COUNTY STATE OF MICHIGAN

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

This deed may be signed using multiple counterparts for signatures

Witness my hand this the 05 day of DECEMBER, 2024.

MS

Milad Shamoun

STATE OF CALIFIRNIA
COUNTY OF SAN DIEGO

SEE ATTACHED CALIF. ACKNOWLEDGMENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milad Shamoun, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of DECEMBER. 2024.

My Commission expires: _____

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On **12-05-24** before me, **Richard Oslund, Notary Public,** personally appeared **MILAD SHAMOUN** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 RICHARD OSLUND
COMM. #2392799
Notary Public - California
San Diego County
My Comm. Expires Mar. 3, 2026 NRO1

Signature Richard Oslund (Seal)

Used for: WARRANTY DEED
Contains 3 Pages and Dated 12-05-24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/5/24 (date of document).

Jennifer Russell
Affiant Signature

12/10/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of December 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

