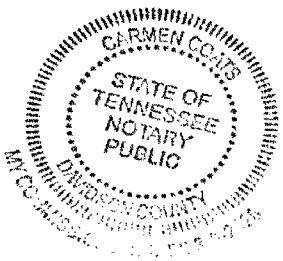
Karen Johnson Davidson County
Batch# 1224878 DEEDWARR
01/09/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250109-0001942

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Adler and Karin Adler	New Owner(s)	061-07-0-225.00
59 Outer Drive		
Oak Ridge, TN 37830		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BE LE, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ADLER AND KARIN ADLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 7 on the Plan of Young-Dale, as of record in Book 2330, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 72 feet on the southwesterly side of Glynda Drive and runs back 278.3 feet on the northeasterly line and 309.6 feet on the southwesterly line, to a dead line in the rear, and measures 78.4 feet thereon.

Being the same property conveyed to Be Le, Married by Warranty Deed from James O. Jackson and Jennette Jackson Wainscott, as devisees under the Last Will and Testament of Collie A. Jackson, deceased; and James O. Jackson, Executor of the Estate of Collie A. Jackson, deceased of record in Instrument No. 20040525-0061500 Register's Office for Davidson County, Tennessee, dated May 24, 2004 and recorded on May 25, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4210 Glynda Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of January, 2025.

Bao Le
Be Le

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Be Le, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of January, 2025.

Notary Public

My Commission Expires: Dec 28, 2025

VICKIE KING-MAYWEATHER
MY COMMISSION # HH 211774
EXPIRES: December 28, 2025

Thuong D. Nguyen, spouse of Be Le, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he/she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Thuong D. Nguyen
Thuong D. Nguyen

STATE OF FLORIDA
COUNTY OF Lee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thuong D. Nguyen , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of January, 2025.

Notary Public

My Commission Expires: Dec 28, 2025

VICKIE KING-MAYWEATHER
MY COMMISSION # HH 211774
EXPIRES: December 28, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 9, 2025.

Affiant Signature

9th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

