This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-4968-MC

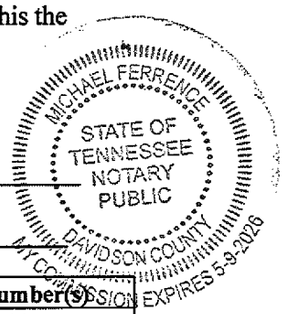
STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2025.

Notary Public
My Commission Expires: 5-9-26



Karen Johnson Davidson County
Batch# 1228262 DEEDWARR
01/21/2025 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250121-0004156

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Binh Ngo 8408 Danbrook Drive Nolensville, TN 37135	Pinnacle Bank, a Tennessee bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	186 04 0A 208.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James Michael O'Bryan, an unmarried man** ("Grantor"), transfer and convey unto **Binh Ngo, an unmarried man** ("Grantee"), 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. 230 Final Plat REVISION, BURKITT PLACE, PHASE 2E LOTS 184, 229, 230, 232 THRU 238, 261 AND 291 THRU 294, of record as Instrument Number 20090902-0082756, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description thereof.

Being the same property conveyed to James Michael O'Bryan, unmarried, by Warranty Deed from Nathan Slingluff, an unmarried man, of record in Instrument No. 20120808-0070826, in the Register's Office of Davidson County, Tennessee, dated July 30, 2012, and recorded on August 08, 2012.

This is ☒ improved or ☐ unimproved property located at: **8408 Danbrook Drive, Nolensville, TN 37135.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2025.

GRANTOR:

James Michael O'Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Michael O'Bryan,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of January, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202501210004156

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/17/2025 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/17/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** January, **2025.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

