37637-4 Box 14

Return to
Attorneys Title Company, Inc
2927 Berry Hill Drive
Nashville,TN 37204

WARRANTY DEED

Karen Johnson
Batch # 1237672
02/14/2025 09 42 12 AM
Fees $13 00 Taxes $2,219 63

20250214-0011249

Davidson County
DEEDWARR
2 pgs

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

T-AR-25-3036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES OCTOBER 4, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Louis Nguyen and Christina Bui	CMG Mortgage, Inc. dba CMG Home Loans	
(NAME) **3036 Brookview Forest Drive**	(NAME) 3160 Crow Canyon Road, Ste 400	**180-04-0B-010 00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD J. HIGGINS AND NANCY A. HIGGINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOUIS NGUYEN AND CHRISTINA BUI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Brookview Forest Phase 1, of record in Instrument # 200307160099526, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Richard J Higgins and Nancy A Higgins, husband and wife by Warranty Deed from David M Sheer, unmarried of record in Instrument No. 20121101-0100622 Register's Office for Davidson County, Tennessee, dated October 23, 2012 and recorded on November 1, 2012

This conveyance is subject to
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Instrument No 20030716-0099526, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No 20030829-0125803, as amended in Instrument No 20050505-0050962, Register's Office for Davidson County, Tennessee
- Amendment to the Charter of Brookview Forest Homeowners Association of record in Instrument No 20030918-0138293, Register's Office for Davidson County, Tennessee
- Common Area Conveyance to HOA of record in Instrument Number 20190618-0058640, in the Register's Office for Davidson County, Tennessee
- Right of Way Easement set out in Deed of record in Book 8404, Page 676, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4479, Page 448, Book 4276, Page 715, Book 4404, Page 947 and Book 5951, Page 26, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument No 20021007-0121969, Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3036 Brookview Forest Drive, Nashville, Tennessee 37211**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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(S), 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

Witness my/our hand(s) this the 13th DAY OF FEBRUARY, 2025

Richard J Higgins

Nancy A Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of February, 2025

Notary Public
My Commission Expires 03/09/2027
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of February, 2025

Notary Public
My Commission Expires 03/09/2027
(SEAL)



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