This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5239-AJ

Karen Johnson Davidson County
Batch# 1242212 DEEDWARR
02/28/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20250228-0015126

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2025.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tank Vo 5651 Hickory Park Drive Antioch, TN 37013	First Community Mortgage, Inc. 262 Robert Rose Drive Suite 200 Murfreesboro, TN 37129	174 01 0A 031.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Allen B Lyttle, a married man (individually and/or collectively, "Grantor"), transfer and convey unto Tank Vo, a married man (individually and/or collectively, "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 all of Lot No. Sixty (60) on the Final Plat, CLUSTER LOT DEVELOPMENT, RIVENDELL WOODS, PHASE I, SECTION III, according to plat and survey of record in Instrument Number 20080220-0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Allen B. Lyttle, single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20081202-0116905, in the Register's Office of Davidson County, Tennessee, dated November 26, 2008, and recorded on December 02, 2008. Subject property was never primary residence for grantor and/or spouse.

This is improved property located at: 5651 Hickory Park Drive, Antioch, TN 37013

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said 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 I/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 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, their 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 26th day of February, 2025.

GRANTOR:

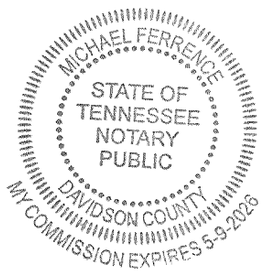
Allen B Lyttle

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allen B Lyttle, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of February, 2025.

Notary Public
My Commission expires: 5-9-26



Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/26/2025 (date of document).

Emma Howard
Affiant Signature

2/26/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of February, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL