Karen Johnson Davidson County
Batch# 1242296 DEEDWARR
03/03/2025 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250303-0015252

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ORA KELLER NYHUS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
08/19/2028
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 380,000.00.

Affiant

Subscribed and Sworn before me this 28 day of February , 2025.

Notary Public
My commission expires: 8.19.2028

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Roger Dale Magoon 3982 Hopewell Road Culleoka, TN 38451	New Owner	060-07-0-104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nhut Quang Le and Lang Hong Le, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roger Dale Magoon, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hillhurst Acres, Section 111, of record in Book 2331, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nhut Quang Le and wife, Lang Hong Le, and Kinh Quang Le, by deed from Qui Van Nguyen and wife, Xuan Chau Nguyen, of record in Book 9398, page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nhut Quang Le and wife, Lang Hong Le by Quitclaim deed from Kinh Quang Lee, dated February 7, 2005 and recorded on February 7, 2005, of record in Instrument no. 200502070014014, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Subject to all matters on Plan of record in Plat Book 2331, page 86, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 2485, page 306, Register's Office for Davidson County, Tennessee.
Grant of Utility Easement of record in Instrument No. 20120723-0064473, Register's Office for Davidson County, Tennessee.
2025 and subsequent years taxes, a lien, not yet due and payable.

This is [X] improved [ ] unimproved property known as 2924 Rich Acres Drive, Nashville, TN 37207 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 27 day of February, 2025.

Nhut Quang Le

Lang Hong Le

STATE OF TENNESSEE
COUNTY OF [redacted]
DAVIDSON

On this 27 day of February, 2025, before me personally appeared Nhut Quang Le and Lang Hong Le, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of February, 2025.

Notary Signature
My commission expires:
May 8, 2028

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 8, 2028

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 02/28/2025 (date of document).

Affiant Signature

02/28/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD