Box 14 2025-40-SM

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1021

Karen Johnson
Batch # 1248768
03/20/2025 03 44 48 PM
Fees $13 00 Taxes $1,609 50

Davidson County
DEEDWARR
2 pgs

20250320-0020877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nicholas Keller Oberle, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CUONG VI AND TUONG MAI LE, HUSBAND AND WIFE**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 539 on the Plan of Charlotte Park, Section 8 of record in Plat Book 2900, Pages 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Keller Oberle, a single man by Warranty Deed from Jessica N. Fleming, married of record in Instrument No. 20200707-0072664 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 07, 2020. Nicholas Keller Oberle is now married to Ereann Oberle and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6404 Thunderbird Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Cuong Vi **Tuong Mai Le** **6404 Thunderbird Drive** **Nashville, TN 37209**	New Owners 6569 Marauder Dr. Nashville, TN 37209	**090-16-0-241.00**

WITNESS THE EXECUTION HEREOF this 18th day of March, 2025.

Nicholas Keller Oberle

Ereann Oberle

State of Tennessee)
County of Davidson)

On this 18th day of March, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicholas Keller Oberle and Ereann Oberle, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/26

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn and subscribed before me on this the 18th day of March, 2025.

Notary Public

My Commission Expires: 7/17/2027