WARRANTY DEED

Karen Johnson
Batch # 1258339
04/14/2025 09 05 33 AM
Fees $13 00 Taxes $1,757 50

Davidson County
DEEDWARR
2 pgs

20250414-0027745

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MATTHEW RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Hidden Trail Construction LLC	NEW OWNER	09106023000
(NAME)	(NAME)	
4825 Trousdale Drive Suite 231		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Thuan Thao Bui,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hidden Trail Construction LLC, a Tennessee limited liability company** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lots NOs 1501 and 1503, Block 30, on the plan of Plan No 2 of West Nashville, of record in book 57, Pages 172 and 173, Register's Office for Davidson County, Tennessee

Said Lots Nos 1501 and 1503 adjoin and front together 60 feet on the northerly margin of Louisiana Avenue and extends back between parallel lines, with the westerly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley

Being the same property conveyed to Thuan Thao Bui, by deed of record in Instrument NO 20040723-0088276, Register's Office for Davidson County, Tennessee

This property is not the marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 5600 Louisiana Ave , Nashville, TN 37209

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 10th day of April, 2025

Thuan Thao Bui

State of Tennessee
County of Davidson

Personally appeared before me Thuan Thao Bui, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 10th day of April, 2025

Notary Public
My Commission Expires
12-16-2025
File No 17578

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY