


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,650,000 00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2025

Notary Public
My commission expires

Karen Johnson
Batch # 1258430
04/14/2025 10 27 26 AM
Fees $13 00 Taxes $6,105 00

Davidson County
DEEDWARR
2 pgs

20250414-0027905

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows | Send Tax Bills To (If left blank, send to new owner at property address) | Map-Parcel Numbers |
|---|---|---|
| **Millworks, LLC** | **New Owner** | **14606001800** |
| 1147 Crater Hill Drive | 1147 Crater Hill Drive | |
| Nashville, TN 37215 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Ho Quy Ngo, unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Millworks, 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

Land in Davidson County, Tennessee, being Lot No B, Plat of Five Oaks Subdivision, Section Two, a resubdivision of Part of Lot 3, Overton Park, of record in Plat Book 3106, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property

Being the same property conveyed to Sanh Huu Huynh and wife, Ho Quy Ngo, by Warranty Deed from Ronald P LuBovich and wife, Nancy LuBovich, dated June 11, 1985, of record in Book 6579, Page 491, in the Register's Office for Davidson County, Tennessee Sanh Huu Huynh died January 13, 2024, leaving Ho Quy Ngo as the sole surviving tenant

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (_X_) unimproved (____) property known as 4917 Franklin Pike, Nashville, TN 37220.

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 in 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

Ho Quy Ngo Date. 04.09.2025

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, a Notary Public of said County and State, Ho Quy Ngo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2025.

Irene Caldwell
NOTARY PUBLIC

My Commission Expires. 4.27.2029

IRENE CALDWELL
Notary ID #129371339
My Commission Expires
April 27, 2029