Box 14

2025-1498-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$425,000.00.**

Long N. Nguyen
Affiant

Subscribed and sworn to before me this 14th day of April, 2025

Notary Public
My Commission expires 5/9/2026
(Affix Seal)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1260456
04/16/2025 09 53 11 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250416-0028987

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Long N Nguyen	Pinnacle Bank	102-07-0-059 00
6609 Beacon Lane	150 3rd Avenue South, Suite 1000	
Nashville, TN 37209	Nashville, TN 37201	

WITNESSETH That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joyce Ann Davidson, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Long N. Nguyen and HongMai TH Le, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section 26 Charlotte Park, (formerly "Beacon Square Sec. 2") as of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert L. Davidson and wife, Joyce Ann Davidson by Warranty Deed dated July 13, 1967, from Todd & Sheets, a partnership composed of G.H. Todd and H. B. Sheets, of record in Book 4151, page 973, said Register's Office.

The said Robert Davidson having since died on March 3, 2013, the property is vested in Joyce Ann Davidson as the surviving tenant by the entirety.

This is improved property known as **6609 Beacon Lane, Nashville, TN 37209.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate, that she has a good right to sell and convey the same, that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons

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 our hands this 14th day of April, 2025

Joyce Ann Davidson

by Pamela S. Anderson, her Attorney-In-Fact

by Terry W. Davidson, her Attorney-In-Fact

This instrument is being executed on behalf of Joyce Ann Davidson pursuant to a Power of Attorney executed by same on the 14th day of February, 2024, of record in Instrument No. 20250416 0028986 , said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF Marshall

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Pamela S. Anderson and Terry W. Davidson**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Attorney-in-fact for **Joyce Ann Davidson,** the within named bargainor(s), and that they as such Attorneys-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Joyce Ann Davidson,** the bargainor(s), by the said **Pamela S. Anderson and Terry W. Davidson**, as Attorneys-in-Fact

WITNESS my hand and seal, this 14 day of April, 2025

NOTARY PUBLIC

ANDREW H. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires 8/3/26