WARRANTY DEED

Karen Johnson
Batch # 1262677
04/21/2025 12 30 33 PM
Fees $18 00 Taxes $2,053 50

Davidson County
DEEDWARR
3 pgs

20250421-0030114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DEBRA LEIST · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nam Thanh Le and Ly T Nguyen	**Star One Credit Union**	
(NAME) **1208 Beautiful Valley Court**	(NAME) **P O Box 3643**	**126-15-0A-332 00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Sunnyvale, CA 94088**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNIE JACK N/K/A ANNIE JACK BAZEMORE AND JEFFREY MICHAEL BAZEMORE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAM THANH LE AND SPOUSE, LY T. NGUYEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 31 on the Plan of Final Plat, Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way of record in Plat at Instrument No 20040806-0094780, 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 Annie Jack, a married woman by Warranty Deed from Philip Zawadzki and Rebecca M Zawadzki, husband and wife of record in Instrument No 20161128-0124267 Register's Office for Davidson County, Tennessee, dated November 22, 2016 and recorded on November 28, 2016

Jeffrey Michael Bazemore joins in the execution of this Warranty Deed to convey any and all marital interst he may have to said property

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- The Plan, with Owner's Certificate, of record in Instrument No 20040806-0094780, said Register's Office, which Plan shows setback lines and easements, to which Plan reference is made for a more complete description
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, amended in Book 9342, page 312, Book 9665, Page 420,Book 9735, Page 931, Book 10032, page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No 20001211-0121618, Instrument No 20011003-0107279, Instrument No 20010717-0075902, Instrument No 20011119-0126832, Register's Office for Davidson County, Tennessee, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars, but deleting any covenant, conditions or restrictions would violate 42 USC 3604c
- Charter for Boone Trace at Biltmore HOA of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee
- Easement to Viacom Cable of record in Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee
- Overhead Line easement of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee
- PUD Boundary Plat of record in Book 6900, Page 470, in the Register's Office for Davidson County, Tennessee
- Storm water detention agreement of record in Instrument No 20001120-0114598 and Instrument No 20021217-0155375, in the Register's Office for Davidson County, Tennessee

- Easement to Harpeth Valley Utility District of record in Instrument Number 20040406-0038745, instrument No 20040204-0013636, Instrument No 20071116-0134577, Instrument No 20071116-0134580, Instrument No 20071116-0134581, in the Register's Office for Davidson County, Tennessee
- Subject to easements of record in Book 8992, Page 62, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1208 Beautiful Valley Court, Nashville, Tennessee 37221**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 14th DAY OF APRIL, 2025

Annie Jack Bazemore

Jeffrey Michael Bazemore

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE JACK BAZEMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of April, 2025

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY MICHAEL BAZEMORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 14th of April, 2025

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires 10/25/2027

Notary Public
My Commission Expires 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Brianna Grace, 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 4/14/2025 (date of document).

Brianna Grace
Affiant Signature

Date 4/15/2025

State of TN
County of Davidson

Sworn to and subscribed before me this 15th day of April, 2025.

Notary's Signature

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY