This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 1263017 DEEDWARR
04/22/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250422-0030615

WARRANTY DEED

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, I, **SANG HUI WADDLE, UNMARRIED**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUNG VUONG AND AGOSTON KISS, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING ALL OF LOT NO 11, COLEWOOD ACRES, SECTION 5, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 5200, PAGE 303 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR COMPLETE DETAILS AS LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED UNTO SANG HUI WADDLE, UNMARRIED, BY QUITCLAIM DEED FROM YOUNG S JOO, DATED OCTOBER 7, 2020, OF RECORD IN INSTRUMENT NO 20201028-0124980, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 133 COLEMONT DR, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of April, 2025.

Sang Hui Waddle

SANG HUI WADDLE

STATE OF T.N.

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SANG HUI WADDLE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), T.N. (State), on this the 17th day of April, 2025

J. Vanzant

Notary Public
My Commission Expires: 2/18/26

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual ~~consideration or value,~~ whichever is greater, for this transfer is **$** 480,000.00.

~~Affiant~~

Subscribed and sworn to before me, this the 17 day of April, 2025.

NOTARY PUBLIC
My commission expires _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address New Owner(s) as follows:
DUNG VUONG and AGOSTON KISS
133 COLEMONT DRIVE
NASHVILLE, TN 37013

Send Tax Bills To:
LENDING HAND MORTGAGE, LLC
510 LENTZ DRIVE
MADISON, TN 37115

Map and Parcel No(s).: 148 14 0 273.00

True Copy Certification

I, **Tammy Carney,** 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 this the 17 day of April, 2025.

Affiant Signature

Date 4-17-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027