Karen Johnson Davidson County
Batch# 1263177 DEEDWARR
04/22/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20250422-0030832

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0033

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of ~~April~~, 2025

Notary Public

Commission Expires: 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nalin Dennis Khounviengxay 2141 Forge Ridge Circle Nashville, TN 37217	SAME as New Owner	135-06-0A-011.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Nathaniel Foli and wife, Comfort Foli

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nalin Dennis Khounviengxay, a single man

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. 11 on the Plan of Resubdivision, Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296, as corrected in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nathaniel Foli and wife, Comfort Foli by Warranty Deed from Trung Thanh Le and wife, Helena Ngoc Pham, and Mai Tuyet Pham, dated 4/30/2004 and recorded 5/13/2004 in Instrument No. 20040513-0055528, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2141 Forge Ridge Circle Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of ~~April~~, 2025.

Nathaniel Foli

Comfort Foli

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathaniel Foli and Comfort Foli** 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.

Witness my hand and official seal at ~~Hendersonville~~ Smyrna, Tennessee this 21st day of April, 2025.

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 5/28/28

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 April 21, 2025.

Date: April 21, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this April 21, 2025.

Notary Public
My Commission Expires: 7/25/26

