WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 1st DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:
11/15/2028
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1267616 DEEDWARR
05/02/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250502-0034054

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Lucy Guox Sac and Javier Guox Sac	Lucy Guox Sac and Javier Guox Sac	060-02-0-045.00
(NAME) 3104 Richmond Hill Drive	(NAME) 3104 Richmond Hill Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Ashley Michelle Cain, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Lucy Guox Sac, a single woman, and Javier Guox Sac, a single man, as joint tenants with right of survivorship , "the Grantee ," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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. 19 on the Plan of Section I, Parkwood Estates of record in Plat Book 2900, Page (s) 119 and 120, in the Register's Office for Davidson County, and described as follows:

Beginning at point in the northerly margin of Richmont Hill Drive, at the corner of Lots 19 and 20; thence with the line between said lots, northerly 121.9 feet to a point; thence easterly 129.8 feet to a point in the westerly margin of Moorewood Drive; thence with the margin of the same, southerly 90 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Richmond Hill Drive; thence with the margin of the same, westerly 88 feet to the point of beginning.

Being the same property conveyed to Ashley Michelle Cain, unmarried by Warranty Deed from E. Mark Turner, married of record in Instrument No. 20201223-0152839 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3104 Richmond Hill Drive, Nashville, TN 37207

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29 day of April, 2025

Ashley Michelle Cain

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of April, 2025, before me personally appeared Ashley Michelle Cain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of April, 2025.

Notary Signature
My commission expires: March 6, 2029

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/29/25.

Affiant Signature – Joshua A. Terry

5/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29