Karen Johnson Davidson County
Batch# 1277334 DEEDWARR
05/27/2025 07:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250527-0041084

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $545,000.00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2025. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dung Nguyen and Ngoc Trang Thi Cao	**New Owner**	**126-15-0B-304.00CO**
8293 Boone Trace		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Michael J. Klug and wife, Laura K. Klug

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dung Nguyen, and Ngoc Trang Thi Cao, husband and wife

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. 32 on the Plan of Lexington Point Subdivision, Section Four of record in Instrument No. 20020116-0006343, 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 all of the property conveyed to Michael J. Klug and wife, Laura K. Klug, by deed from Joel Henley, Jr. and wife, Sarah Day Henley, of record in Instrument No. 20140321-0023391, dated March 17, 2014, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20020116-0006343, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Instrument No. 20001018-0103445, amended in Instrument No. 20010522-0052909, Instrument No. 20020219-00121061 and Instrument No. 20020214-0019754, Register's Office for Davidson County, Tennessee.
d. By Laws of record in Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee.
e. All matters of record in Chancery Book 1, Page 121, in the Register's Office for Davidson County, Tennessee.
f. Storm Water Detention Agreement of record in Instrument No. 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
g. Charter for Homeowners Association of record in Instrument No. 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
h. Ingress and Egress Easement of record in Book 11669, Page 837, in the Register's Office for Davidson County, Tennessee.

i. TVA Line Easement of record in Book 4205, Page 194, Book 4226, Page 715, Book 4230, Page 987 and Book 4257, Page 647, in the Register's Office for Davidson County, Tennessee.
j. Easement to Harpeth Valley Utility District of record in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Book 7601, Page 404, in the Register's Office for Davidson County, Tennessee.
k. Easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
l. Deed of common areas to Homeowners Association of record in Instrument No. 20150123-0006862, in the Register's Office for Davidson County, Tennessee.
m. Subject to rights of others in and to common areas/elements.
n. Subject to lien for special assessment contained in DCCR's/Master Deed.
o. Subject to HOA dues- if any.
p. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 8293 Boone Trace, Nashville, TN 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 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 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 23rd day of May, 2025.

Michael J. Klug

Michael J. Klug

Laura K. Klug

Laura K. Klug

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Michael J. Klug and Laura K. Klug,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2025.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **25-241**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

5/23/25.

Date

Affiant Signature

May 23, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2025

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)