Name and Address of New Owner:
Oanh T. Nguyen
3202 Panorama Drive
Nashville, TN 37218

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 1277532 DEEDWARR
05/27/2025 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20250527-0041360

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 08012002000

WARRANTY DEED

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, **RealTree MGT LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oanh Thi Tu Nguyen, an unmarried person, ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 195 on the Plan of Bordeaux Gardens, Section 1, of record in Book 3300, page 91, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Doris A. Stewart, a single person, their heirs and assigns by Deed dated December 20, 1985 from Paul W. Smith, Sr., a single person, recorded December 26, 1985, in Book 6745, Page 133, in the Official Records of Davidson County, Tennessee. Doris A. Stewart died testate May 20, 2025. Affidavit(s of Heirship as to Doris A. Stewart recorded in Instrument No. 202501090001848 and Instrument No. 2025010900001849 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RealTree MGT LLC, a Tennessee Limited Liability Company by Deed dated December 30, 2024 from Heirs-at-Law for the Estate of Doris A. Stewart, recorded January 9, 2025, in Instrument Number 20250109-0001850, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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 21 day of May, 2025.

RealTree MGT LLC,
a Tennessee Limited Liability Company

By: _____(SEAL)
Mubarak Muhammed, Sole-Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Mubarak Muhammed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole-Member of RealTree MGT LLC, the within named bargainor, a Limited Liability Company, and that such Mubarak Muhammed, as such Sole-Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole-Member..

Witness my hand and seal this 21 day of May, 2025.

_____
Notary Signature

Printed Name: Karla Lilley

My commission expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21st day of May, 2025.

Notary Signature
My commission expires: 10/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/21/25 (date of document).

Jennifer Russell
Affiant Signature

5/23/25
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

