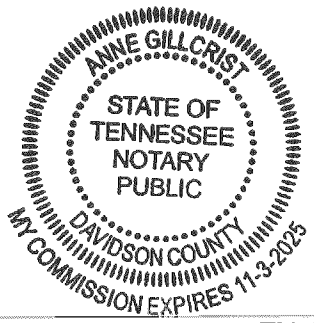
Karen Johnson Davidson County
Batch# 1278448 DEEDWARR
05/28/2025 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20250528-0041820

Y DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS EIGHT HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($825,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
John Truong (NAME)	**NEW OWNER** (NAME)	**102 08 0 084.00**
6607 Wilhugh Place Nashville, TN 37209 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of May, 2025, the undersigned, **HOLLY OCHIENG, A SINGLE WOMAN, JUDITH OCHIENG, AND CHARLES MADUMA**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JOHN TRUONG AND THI N. DINH, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6607 WILHUGH PLACE, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 99 of SECTION V OF HORTON HEIGHTS, a Subdivision, of record in Plat Book No. 1835, Page No. 130, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 99, fronts 115 feet on the Easterly side of Wilhugh Place, and extends back between lines 266.1 feet on the Northerly side and 264.6 feet on the Southerly side, to an irregular line in the rear measuring 117 feet thereon.

Being the same property conveyed to Judith Ochieng, A Married Woman, and Charles Maduma, A Married Man, and Holly Ochieng, A Single Woman, as tenants in common with rights of survivorship, by Warranty Deed from Isabel Biggs, unmarried, of record in Instrument No. 20221110-0120574, in the Register's Office of Davidson County, Tennessee, dated October 24, 2022 and recorded on November 10, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of May, 2025.

GRANTOR: Judith Ochieng
By: Holly Ocheing, her attorney-in-fact

Judith Ocheing by Holly Ocheing, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Judith Ochieng**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 20250528-0041727, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Judith Ochieng the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

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

Notary Public

12/09/2028
My Commission Expires

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/09/2028
COUNTY OF WILLIAMSON

GRANTOR: Charles Maduma
By: Holly Ocheing, his attorney-in-fact

Charles Maduma by Holly Ocheing, his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Charles Maduma**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 20250513-0037529, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Charles Maduma the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

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

Notary Public

12/09/2028
My Commission Expires

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

GRANTOR: Holly Ochieng

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Holly Ochieng**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

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

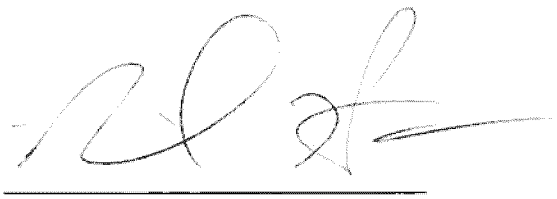
Notary Public

12/09/2028
My Commission Expires

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/09/2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Nick Harris, 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 **May 23, 2025**.



Affiant Signature

5/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **23** day of **May**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

