Notarized remotely online using communication technology via Proof.

WARRANTY DEED

Albert Lamont Johnson
REGISTRATION NUMBER
7860470
COMMISSION EXPIRES
March 31, 2028

STATE OF Virginia
COUNTY OF Chesterfield
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Huan Doan
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/28/2025

Albert Lamont Johnson
NOTARY PUBLIC
MY COMMISSION EXPIRES 03/31/2028

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146
File # 2094-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Taylor Heaser	Acopia LLC	069-06-0B-007-00
4325 Ashland City Highway	306 Northcreek Blvd, Suite 201	
Nashville, TN 37218	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Huan Doan and Sirena Tran, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Heaser, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 6, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, further amended in Instrument Number

Karen Johnson Davidson County
Batch# 1279461 DEEDWARR
05/30/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250530-0042362

20180530-0051597, 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 the same property conveyed to Sirena Tran, a single person, and Huan Doan, a single person, as tenants in common, by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee Limited Liability Company, dated 06/06/2018, recorded 06/08/2018 of recorded in Instrument: 201806080055176, of the Public Records of Davidson County, Tennessee.

This is property known as 4325 Ashland City Highway Apt 6 Nashville, TN 37218

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 hand on 05/28/2025.

Huan Doan
Huan Doan

Sirena Tran
Sirena Tran

Commonwealth of Virginia
County of Prince William
The foregoing instrument was acknowledged before me on 05/28/2025 by Sirena Chau Tran.

Lucious Morris White Jr
7895446

Lucious Morris White Jr.
REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF Chesterfield
Personally appeared via audio-video communication before me, an Online Notary Public of said County and State, Huan Doan and ~~Sirena Tran~~ ALS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 05/28/2025.

Albert Lamont Johnson
NOTARY PUBLIC
My Commission Expires 03/31/2028

Albert Lamont Johnson
REGISTRATION NUMBER
7860470
COMMISSION EXPIRES
March 31, 2028

Notarized remotely online using communication technology via Proof.

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 May 29, 2025.

Elizabeth Levsen

Date: May 29, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this May 29, 2025.

Dana L. Austin

Notary Public
My Commission Expires: 7/25/26

