THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Davidson County Batch# 1281968 DEEDWARR 06/06/2025 10:26:30 AM 4 pgs Fees: $23.00 Taxes: $1,369.00 20250606-0044625 MARCIA ESCOBAR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$370,000.00**. **Affiant** Subscribed and sworn to before me, this **29th day of May, 2025**. **Notary Public** **My commission expires:** 10-25-27

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adrian Sandoval **325 Bonnavue Drive** **Hermitage, TN 37076**	**New Owner**	**074 08 0 129.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Paul Heng and Bunthy Kuoch, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Adrian Sandoval, unmarried**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 716 on the Plan of SECTION SEVEN, HERMITAGE HILLS, of record in Plat Book 3300, Page(s) 62 and 63, 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 Paul Heng and Bunthy Kuoch, husband and wife, by Warranty Deed from Preston Reed Stepp and Heather Stepp, husband and wife, of record in Instrument No. 20171031-0111616, in the Register's Office of Davidson County, Tennessee, dated October 30, 2017 and recorded on October 31, 2017.

HE-2025-230

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **325 Bonnavue Drive, Hermitage, TN 37076**.

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, their heirs and assigns forever; and we do covenant with 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 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 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 **29th day of May, 2025.**

Paul Heng

Paul Heng

Bunthy Kuoch

Bunthy Kuoch

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Orange

On this 29th day of May, 2025, before me personally appeared Paul Heng and Bunthy Kuoch, 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 29th day of May, 2025.

Notary Signature
My commission expires: Apr 25, 2026

MARIANNE FROESCH
Notary Public - California
Orange County
Commission # 2399157
My Comm. Expires Apr 25, 2026

HE-2025-230

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 28 day of May, 2025, by Paul Heng,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARIANNE FROESCH
Notary Public - California
Orange County
Commission # 2399157
My Comm. Expires Apr 25, 2026

(Seal)

Signature

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-28-25 (date of document).

Affiant Signature

6/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of JUNE, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26