This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24264-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2025.

Notary Public
My Commission Expires: 10-25-27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1284437 DEEDWARR
06/13/2025 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250613-0046400

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Thang Sian Nem<br>5449 Reagan Run<br>Antioch, TN 37013 | New Owner | 162 16 0D 025.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Brent Hendrich and wife, Christine Hendrich**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thang Sian Nem, a single woman**, hereinafter called the Grantee(s), her 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 Section Two, Honey Brook Subdivision, a residential Planned Unit Development, of record in Book 7900, Page 297, said Register's Oftice to which reference is hereby made for 2 more complete and accurate description.

Being the same property conveyed to Brent Hendrich and wife, Christine Hendrich, by deed from Brent Hendrich and Lisa Hendrich, joint tenants with right of survivorship and not as tenants in common, being dated January 21, 2015 and recorded February 2, 2015 in Instrument No. 20150202-0009442, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5449 Reagan Run, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 22 day of May, 2025.

GRANTOR:

Brent Hendrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Hendrich , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of May, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

GRANTOR:

Christine Hendrich

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine Hendrich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2025.

Notary Public
My Commission expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

**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 5-27-25 (date of document).

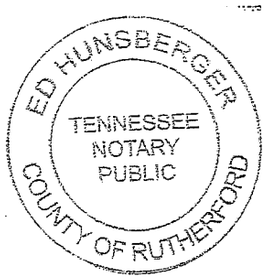
Affiant Signature

6/6/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of June, 25.

(SEAL)




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