Karen Johnson
Batch # 1285567
06/18/2025 09 34 55 AM
Fees $13 00 Taxes $1,613 20

Davidson County
DEEDWARR
2 pgs

20250618-0047905

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $436,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th day of June, 2025

NOTARY PUBLIC

My commission expires 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Van Thanh Nguyen	Pinnacle Bank	098-02-0-050 00
(NAME)	(NAME)	
5336 Roxborough Pass	21 Platform Way S, Suite 2300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	

Warranty Deed

For and in Consideration of the sum of $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, I/we **Emily McConnell Stephens and Coleman Stephens, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Van Thanh Nguyen, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot(s) 85, as shown on the map entitled Final Subdivision Plan, Phase II-A, Roxborough East, of record in Plat Book 7900, page 390, as amended in Book 8250, page 359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to EMILY MCCONNELL, A SINGLE WOMAN, by deed from DIANNE CICCHINELLI, UNMARRIED, of record as Instrument No 20211014-0137988 , dated October 5, 2021, said Register's Office

The said Emily McConnell having since been married is now known as Emily McConnell Stephens

This property is __unimproved _X_improved property known as 5336 Roxborough Pass, Hermitage, TN 37076

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 16th day of June, 2025

Emily McConnell Stephens

Coleman Stephens

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily McConnell Stephens and Coleman Stephens, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 16th day of June, 2025

Notary Public
My Commission Expires 5/14/2029

