WARRANTY DEED

Karen Johnson Davidson County
Batch# 1287092 DEEDWARR
06/18/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20250618-0048124

File No. AP-25-9925

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Jennifer Russell
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/23/25

(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liem Vo and Vincent Nguyen	New Owner	
(NAME)	(NAME)	133-12,0-115.00
143 Blake Lane		
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **310 Paragon, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liem Vo, a single woman and Vincent Nguyen, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR 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. 69 on the Plan of Windsor Park of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 70 feet on the Northerly side of Paragon Mills Road, and extends back 292.41 feet on the Easterly line and 208.53 feet on the Westerly line, to a dead line in the rear on which it measures 113.40 feet.

Being the same property conveyed to Venta Irving, LLC by Warranty Deed from Karzan I. Arif, unmarried of record in Instrument No. 20210727-0101011 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 27, 2021.

Being the same property conveyed to 310 Paragon, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Venta Irving, LLC, a New York Limited Liability Company of record in Instrument No. 20230922-0074576 Register's Office for Davidson County, Tennessee, dated September 22, 2023 and recorded on September 22, 2023.

This is property more commonly known as 310 Paragon Mills Road, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 13 day of June, 2025.

310 Paragon, LLC, a Tennessee Limited Liability Company

Luis Ramon Redondo, Authorized Agent

STATE OF New York
COUNTY OF New York

Before me, a Notary Public of the state and county mentioned, personally appeared Luis Ramon Redondo, Authorized Agent of 310 Paragon, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of 310 Paragon, LLC, the within named bargainor, a Limited Liability Company, and that such Luis Ramon Redondo, Authorized Agent of 310 Paragon, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 13th day of June, 2025.

Notary Signature
My commission expires: 06.26.2027

MATTHEW MCDONALD
Notary Public - State of New York
NO. 01MC0010247
Qualified in New York County
My Commission Expires Jun 26, 2027

Certificate of Authenticity

I, Linzie Hahn, 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 6/13/25.

Date

LHahn

Affiant Signature

6/13/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13th day of June, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028