This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1287360 DEEDWARR
06/20/2025 09:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20250620-0048343

State of Tennessee }
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $285,000.00

Carmen Coats
Affiant Signature

Subscribed and sworn to before me on this the 11 Day of June, 2025.

Notary Public
My Commission expires 12 / 19 / 2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

NAME AND ADDRESS OF PROPERTY OWNER:
Huy Nguyen and Thu Thi Diem Le
3265 Anderson Road
Antioch, TN 37013

SEND TAX BILLS TO:
Huy Nguyen and Thu Thi Diem Le
3265 Anderson Road
Antioch, TN 37013

MAP AND PARCEL NUMBER: 15003007400

WARRANTY DEED

25NT00633

Effective the 11 Day of June, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rinwood, LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Huy Nguyen and Thu Thi Diem Le, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74, Section Three, The Country, as recorded in Plat Book 5200, Page 44, Register's Office, Davidson County, Tennessee. Section Three, The Country is one in the same as Section 3, The County.

Being the same property conveyed to Lois E. Winn, unmarried from Eric Sox, married, by Warranty Deed dated 07/22/2010 and recorded 07/26/2010 in Instrument No. 20100726-0058404, Register's Office of said County.

Being the same property conveyed to Angelia Dawn Wrye as residuary devisee under the last will and testament of Lois E. Winn probated in the Davidson County Probate Court case No 23P1947.

Being the same property conveyed to Rinwodd, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Angelia Dawn Wrye, as Heir to the Estate of Lois Ethel Winn as recorded 05/22/2025 as Document 20250522-0040262, Register's Office of said County.

This is an improved property commonly known as: 3265 Anderson Rd, Antioch, TN 37013-1218

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11 day of June, 2025.

Rinwood, LLC, a Tennessee Limited Liability Company

Angelia Dawn Wrye

By: Angelia Dawn Wyre
Its: Sole Member

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Angelia Dawn Wrye, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Sole Member of Rinwood, LLC, a Tennessee Limited Liability Company, the within named bargainer, a corporation, and that such Sole Member, executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The Estate of Lois E. Winn

Angelia Dawn Wrye

By: Angelia Dawn Wyre
Its: Executor

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Angelia Dawn Wrye, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Executor of The Estate of Lois E. Winn, the within named bargainer, and that such Executor, executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Angelia Dawn Wrye

Angelia Dawn Wrye

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Angelia Dawn Wrye**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 11. 2025.

Affiant Signature

18th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028