Box 14

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24380-DJ

Karen Johnson Davidson County
Batch # 1298110 DEEDWARR
07/16/2025 10 13 08 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20250716-0056071

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Tank Van Vo
Affiant

Subscribed and sworn to before me, this the 14th day of July, 2025.

Notary Public
My Commission Expires: 5/9/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tank Van Vo 5202 Byrne Dr Nashville TN 37211	**Pinnacle Bank** **21 Platform Way S, Suite 2300** **Nashville, TN 37203**	162-05-0-033

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, **Jared M. Bosi and Nicole E. Bosi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tank Van Vo, a married man** hereinafter called the Grantee(s), his 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 all of Lot No. 73, Southwood, according to survey and plat of same appearing of record in Book 2663, pages 125 and 126, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jared M Bosi and Nicole E. Bosi, husband and wife by Warranty Deed from Freeda E Huff, an unmarried woman, dated October 15, 2020, recorded October 19, 2020, of record in Instrument No 20201019-0121034, Register's Office for Davidson County, Tennessee

This is ☒ improved or ☐ unimproved property located at **5202 Byrne Drive, Nashville, TN 37211**

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 14th day of July, 2025

GRANTOR

Jared M. Bosi

Nicole E. Bosi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jared M Bosi and Nicole E Bosi, 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/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this **14**th day of July, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires 3/5/26