WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300491 DEEDWARR
07/22/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250722-0057502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PETTIGREW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huynh Huong Thao Nguyen and Van Nhanh Duong	New Owners	
(NAME) 5104 Preserve Blvd	(NAME)	175 06 0A 158.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **MERRY MELISSA HAMILTON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUYNH HUONG THAO NGUYEN AND VAN NHANH DUONG, WIFE AND HUSAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 114, Final Plat, PHASE ONE, SECTION TWO, THE PRESERVE AT OLD HICKORY, according to plat and survey appearing of record in Plat Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Merry Melissa Pound, a Single Woman, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20131017-0108606, in the Register's Office of Davidson County, Tennessee, dated October 09, 2013 and recorded on October 17, 2013.

Being the same property conveyed to Merry Melissa Hamilton, a single woman, by Quitclaim Deed from Merry Melissa Hamilton, fka Merry Melissa Pound, a single woman, of record in Instrument No. 20240724-0056070, in the Register's Office of Davidson County, Tennessee, dated July 19, 2024 and recorded on July 24, 2024.

Merry Melissa Hamilton and Merry Melissa Pound is one of the same persons.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-839

unimproved
This is improved x property, known as 5104 Preserve Blvd, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 15TH day of JULY, 2025

Merry Melissa Hamilton

MERRY MELISSA HAMILTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merry Melissa Hamilton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2025-839

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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: July 15, 25 (date of document).

Jennifer L. Pennell

July 21, 25

Date

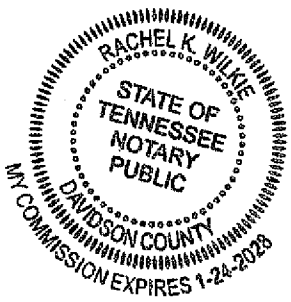
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 21, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal