RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250600056

Karen Johnson Davidson County
Batch# 1300712 DEEDWARR
07/22/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250722-0057881

WARRANTY DEED

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 07-10-2027

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Nguyen and Hung Tan Nguyen and wife Kim Oanh Thi Tran 437 Caledonian Ct. Nashville, TN 37211	437 Caledonian Ct. Nashville, TN 37211	172-10-0B-123.00 CO

FOR AND IN 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, WE,

Marsha Dunn, Person Representative of the Estate of Vicki L. Haney as to 90% undivided interest and Marsha Dunn, Individually, as to a 10% undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ron Nguyen, unmarried and Hung Tan Nguyen and wife, Kim Oahn Thi Tran, joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to Vicki L. Haney, an unmarried woman, by Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, dated 12/14/2007 and recorded 12/18/2007 in Instrument No. 20071218-0144940, Register's Office for Davidson County, Tennessee.
The said Vicki L. Haney aka Vicki Lynn Haney, died on February 26, 2025. Pursuant to her Last Will and Testament and Order Granting Petition to Open Testate Estate and Appoint Executor filed 5/19/2025 in Docket No. 25P742 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Marsha Dunn was appointed Executor, Marsha Dunn was appointed as Personal Representative in Agreed Order on Motion to Seller Property Belonging to the Decedent on July 4, 2025

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **425 Caledonian Ct., Nashville, TN 37211-7494**
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 our hands this 21st day of July, 2025.

Estate of Vicki L. Haney

BY: Marsha Dunn
Marsha Dunn, Personal Representative

Marsha Dunn
Marsha Dunn, Individually

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marsha Dunn the bargainor(s) 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 at Smyrna, Tennessee, this 21st day of July, 2025.

Commission Expires: 11.22.2025

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Marsha Dunn with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Personal Representative of the Estate of Vicki L. Haney the within named bargainor, and corporation, and that she as such Personal Representative being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Marsha Dunn as such Personal Representative.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 21st day of July, 2025.

Commission Expires: 11.22.2025

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document – **Warranty Deed**, dated **July 22, 2025** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 22, 2025**.

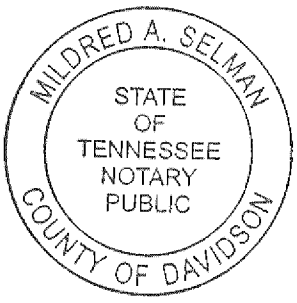
This 22nd day of July 2025.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

WITNESS my hand and official seal in Franklin, Tennessee this 22nd day of July 2025.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027