Karen Johnson Davidson County
Batch # 1304026 DEEDWARR
07/31/2025 09 44 53 AM 3 pgs
Fees $18 00 Taxes $1,054 50

20250731-0060515

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Brooke Harris

Affiant

Sworn to and subscribed before me this 30th day of July, 2025.

Notary Public
My Commission Expires:

MARJORIE JOJCIECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Binh H. Nguyen and Tonia S. Rex			
6324 Bresslyn Rd.	118 Westerly Dr.	New Owner	**142-07-0A-118.00-CO**
Nashville, TN 37205	Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **John Adam Grant and Jenna Rose Grant Snyder f/k/a Jenna Rose Grant, a married woman, individually as tenants in common,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Binh Nguyen and Tonia Rex, husband and wife** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land located in Davidson County, Tennessee, Being Unit No. 118 of Willow Pointe Condominium created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Record in Book 6772, page 257, Register's Office for Davidson County, TN, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Willow Pointe Condominium set forth as "Exhibit A" of said Master Deed, for more complete identification and description of said unit.

Being the same property conveyed to John Adam Grant and Jenna Rose Grant, individually as tenants in common by Executor Quitclaim Deed from Connie Anita Grant, Executrix of the Estate of Kendall Paul Tomlinson, deceased of record in Instrument No. 20200915-0105226 Register's Office for Davidson County, Tennessee, dated September 09, 2020 and recorded on September 15, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions which, if recorded, are filed with the Davidson County Register of Deeds:

Taxes for the year 2025, and all subsequent years, a lien not yet due and payable.
Covenants, Conditions and Restrictions of record in Book 6772, Page 257, amended in Book 8867, Page 283, and amended in Book 8867, Page 288, and amended in Instrument No. 20120911-0082239.
By-Laws of record in Book 6772, Page 295.
Charter of Willow Pointe of record in Book 6777, Page 624.
Easement of record in Instrument Number 20140603-0047932.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Jena Rose Grant Snyder hereby declares that, 1) the property is not her marital residence; 2) she has never resided at the property; 3) the property is not a marital asset; and 4) her spouse has no interest in the property

WITNESS my hand this the 30 day of July, 2025.

John Adam Grant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **John Adam Grant** ~~**and Jenna Rose Grant Snyder f/k/a Jenna Rose Grant,**~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30 day of July, 2025.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1.6.2029

Jenna Rose Grant Snyder f/k/a Jenna Rose Grant

STATE OF INDIANA)
COUNTY OF BOONE)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, ~~**John Adam Grant and**~~ **Jenna Rose Grant Snyder f/k/a Jenna Rose Grant,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 24th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 7/26/2025

STEVEN EDWARD HOUPT
Notary Public - Seal
Boone County - State of Indiana
Commission Number NP0703294
My Commission Expires Jul 26, 2025