Karen Johnson Davidson County
Batch# 1305779 DEEDWARR
08/04/2025 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250804-0061526

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this the 21st day of July, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Youssef Wahba	A&D Mortgage, LLC	164-01-0A-023.00-CO
820 Pin Oak Drive	899 West Cypress Creek Rd.	
Antioch, TN 37013	Fort Lauderdale, FL 33309	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **QUOC A. BUI AND BAN T. TRAN, HUSBAND AND WIFE, AND LINH BUI, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUSSEF WAHBA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows.

Being Lot Number. 12 as shown on Final Plat, Phase Two, Marhaden Pointe, a Residential PUD Subdivision, as shown of record in Instrument Number. 20170324-0028913, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Quoc A. Bui and Ban T. Tran, husband and wife by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20171204-0123580 Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on December 04, 2017.

Being the same property conveyed to Quoc A. Bui and Ban T. Tran, husband and wife and Linh Bui by Quitclaim Deed from Quoc A. Bui and Ban T. Tran, husband and wife of record in Instrument No. 20180108-0002502 Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on January 08, 2018. Mark King appointed as Conservator for Linh Bui. See Docet No. 23P2115 in the Second Circuit Court for Davidson County, Tennessee and recorded as Exhibit A herein as Instrument No. 202508040061525.

**Property having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 820 Pin Oak Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2025.

Quoc A. Bui

BAN

Ban T. Tran

Linh Bui by her conservator, MK

Linh Bui by her Conservator, Mark King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Quoc A. Bui and Ban T. Tran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2025.

Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark King, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linh Bui, as her Conservator, and acknowledged that he executed the same as the free act and deed of Linh Bui.

Witness my hand and seal this 21st day of July, 2025.

Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 21, 2025.

J. Carlton Drumwright

July 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY