Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Union Hills Blvd., Suite 120
[illegible]

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 24, 2028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $508,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/20/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Karen Johnson
Batch # 1313647
08/22/2025 10 28 25 AM
Fees $13 00 Taxes $1,879 60

Davidson County
DEEDWARR
2 pgs

20250822-0067341

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 5300-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Viviane Nguyen Do, Tung Thanh Do, and Dai Nguyen	~~NEW OWNER~~	181-01-0A-078 00-CO
6636 Sugar Valley Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Evgeny Shatalov, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Viviane Nguyen Do and Tung Thanh Do, husband and wife, and Dai Nguyen, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 207 on the Plan of Section One, Sugar Valley, a RS20 Residential P U.D of record in Plat Book 9700, Page 374, and Amended in Plat Book 9700, Page (s) 709 through 711, inclusive, in the 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 Evgeny Shatalov, a single man by Warranty Deed from Scott C. Hooper and wife, Donna G Hooper of record in Instrument No 20200622-0066905 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6636 Sugar Valley Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on 8/18/25.

Evgeny Shatalov

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Evgeny Shatalov, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this .

Notary Public

My Commission Expires My Commission Expires ~~January~~ 22, 2029

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 5300-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027