WARRANTY DEED

Karen Johnson Davidson County
Batch# 1318957 DEEDWARR
09/05/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20250905-0071075

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th 3rd DAY OF September, 2025.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Thi Minh Nguyet Le **4142 Alva Lane** **Nolensville, Tennessee** **37135**	United Wholesale Mortgage 700 South Blvd. East Pontiac, MI 48341	MAP **187** GROUP **09 0A** PARCEL **181.00**

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,

Larry Lucien Chocron, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thi Minh Nguyet Le, a single woman

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. 181 on the Plan of Phase Five, Section One Burkitt Village, SP Subdivision, of record in Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry Lucien Chocron and Denise Chocron, husband and wife, by Warranty Deed from TR&D Homes, Inc., a Tennessee Corporation, dated January 29, 2016 and filed of record February 4, 2016 as Instrument No. 20160204-0010800, Register's Office for Davidson County, Tennessee. (for value or consideration of $345,180.00) Further conveyed by Quitclaim Deed to Larry Lucien Chocron and Denise Irene Chocron Revocable Trust, dated September 7, 2021 as Instrument No. 20210920-0125756, said Register's Office. (for value or consideration of $0.00) And further conveyed by Quitclaim Deed to Larry Lucien Chocron, unmarried, dated June 5, 2024 and filed of record June 13, 2024 as Instrument No. 20240613-0044266, said Register's Office. (for value or consideration of $0.00) Denise Irene Chocron having predeceased her husband December 25, 2021 leaving him sole owner and surviving trustee of the said trust by operation of law.

Being a part of the same property conveyed to TR&D Homes, Inc., a Tennessee Corporation, by Quit Claim Deed from Kiddsroad, LLC, a Tennessee Limited Liability Company, dated July 24, 2015 and filed of record July 27, 2015 as Instrument No. 20150727-0073758, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2025 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4142 Alva Lane, Nolensville, Tennessee 37135.**

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 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 and official seal at office this 3rd day of September 2025.

Larry Lucien Chocron

Larry Lucien Chocron

by DF Froedge as attorney in fact

By: David Froedge, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 3rd, day of September, 2025, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared David Froedge, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Larry Chocron, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Larry Chocron.

Power of Attorney recorded in Instrument No. 20250821-0067024 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 3rd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, ~~Kristen Traini~~ Jennifer Russell, 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 9/3/25 (date of document).

Jennifer Russell
Affiant Signature

9/5/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.