Karen Johnson Davidson County
Batch# 1320718 DEEDWARR
09/10/2025 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250910-0072295

Warranty Deed

SARAH LANGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $345,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2025. Notary Public My commission expires: 07/30/2029

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:
Luis M Gonzalez Estrada Marlen Murguia	**New Owner**	162-05-0-252.00
316 Townes Dr.		
Nashville, TN 37211		

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, **HUY NGUYEN AND THI DIEM LE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUIS M. GONZALEZ ESTRADA AND MARLEN MURGUIA, A MARRIED COUPLE,** 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section 3, Hickory Valley Subdivision of record in Plat Book 4460, Page 86, 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 Abu N. Absar, married, and Asm Z Akhter, married, joint tenants with right of survivorship by Warranty Deed from Wayne W. Smotherman, an unmarried man of record in Instrument No. 20180613-0056844 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 13, 2018.

Being the same property conveyed to Abu N. Absar, married by Quitclaim Deed from Abu N. Absar, married, and Asm Z Akhter, married, joint tenants with right of survivorship of record in Instrument No. 20200721-0079850 Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 21, 2020.

Divorce Docket 19D-57

Being the same property conveyed to Huy Nguyen and Thi Diem Le, husband and wife by Warranty Deed from Abu N. Absar, unmarried of record in Instrument No. 20241126-0092535 Register's Office for Davidson County, Tennessee, dated November 22, 2024 and recorded on November 26, 2024.

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 316 Townes Drive, Nashville, TN 37211, 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 8th day of September, 2025.

Huy Nguyen

Thi Diem Le

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 Huy Nguyen and Thi Diem Le, 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 8th day of September, 2025.

Notary Public

My Commission Expires: 1·22·29

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 September 8, 2025.

J. Carlton Drumwright

September 8, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 8, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY