Karen Johnson Davidson County
Batch# 1321510 DEEDWARR
09/12/2025 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250912-0073011

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 10th day of September, 2025.

S Hahn
Notary Public
My commission expires: —

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Luan To	**ROCKET MORTGAGE, LLC**	**13316015200**
9797 Glenmore Lane	1050 Woodward Ave	
Brentwood, TN 37027	Detroit, MI 48226-1906	

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 ACKNOWLEDGE, WE,

Diem Thi Le and Loc Van Truong, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luan To, unmarried

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. 15, on the Plan of Greenwood Hills, Section One, of record in Plat Book 3106, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Diem Thi Le and husband, Loc Van Truong, by Warranty Deed from Brenda Diaz-Flores, unmarried, and Gustavo Perez, unmarried, dated February 11, 2021, of record in Instrument No. 20210301-0025226, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 296 Paragon Mills Rd, 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, 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 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.

_____ Date: 9/10/25
Diem Thi Le

_____ Date: 9/10/25
Loc Van Truong

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Diem Thi Le and Loc Van Truong, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK BLEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Mark Sheldon, 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 9/10/25.

Date

Affiant Signature

9/10/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 10th day of September 2025.

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029