Karen Johnson
Batch # 1328274
09/30/2025 09 16 44 AM
Fees $13 00 Taxes $1,683 50
Davidson County
DEEDWARR
2 pgs
20250930-0077578

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $455,000 00.

Thanh Song Thi Nguyen
Affiant

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 29th day of September, 2025.

Notary Public

My commission expires. 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phong H. Truong and Thanh Song Thi Nguyen	Pinnacle Bank	102-03-0-127
6568 Marauder Drive	21 Platform Way S, Suite 2300	
Nashville, TN 37209	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Henry Bradshaw, an unmarried man

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

Phong H. Truong and Thanh Song Thi Nguyen, husband and wife

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 1251 on the Plan of Charlotte Park, Section 20, of record in Plat Book 3600, page 90, 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 Christopher Henry Bradshaw, an unmarried man by Warranty Deed from Teresa E Evans and spouse, Malcolm D Evans, of record in Instrument No. 20200916-0105804, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following.

Taxes for the year 2025, and all subsequent years not yet due and payable Map and Parcel 102-03-0-127

1 The Plan of record in Plat Book 3600, page 90, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2 Restrictive Covenants contained in instrument of record in Book 3837, page 823, said Register's Office.

This is improved property known as: 6568 Marauder Drive, Nashville, TN 37209.

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) that I/we am/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), 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/our hand(s) this 29th day of September, 2025.

Christopher Henry Bradshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Christopher Henry Bradshaw, an unmarried man the within named bargainor(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 and official seal at Nashville, Tennessee, this 29th day of September, 2025

Notary Public

My Commission Expires 5/9/2026

