THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17220-BW	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 434,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2025. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JARED M. HOOD
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 02/02/2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh (Trevor) Nguyen and Cuc Thu Thi Cao	new owner	
7132 Somerset Farms Dr	1100 Smithville Highway Ste. 130	141-07-0B-110.00-CO
Nashville, TN 37221	McMinnville TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Myles C. Milek, Executor of the Estate of Brenda P. Milek**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thanh (Trevor) Nguyen and Cuc Thu Thi Cao, 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. 129 on the Plan of Somerset Farms Section 4 Phase 1 of record in Book 9700, page 157, Register's Office for said County.

Said Lot No. 129 fronts 58.00 feet on the westerly margin of Somerset Farms Drive and extends back between parallel lines 100.00 feet to a dead line in the rear.

Being the same property conveyed to Brenda P. Milek by Warranty Deed from Ian Hopkirk and spouse, Dabney Hopkirk of record in Instrument No. 20041018-0124861 Register's Office for Davidson County, Tennessee, dated October 15, 2004 and recorded on October 18, 2004.

Said Brenda P. Milek died testate on or about March 9, 2025. Her Last Will and Testament duly entered for probate in the Probate Division for Davidson County, Tennessee, bearing Docket No. 25P766. Said Will instructs that all real property owned by Brenda P. Milek at the time of her death be administered as part of her probate estate subject to the control of the Executor. Under the terms of said Will, Myles C. Milek, was appointed as the Executor of the Estate, with full power and authority to sell the subject property without the approval of any court, or the joinder of any beneficiary of the estate.

Karen Johnson Davidson County
Batch# 1328732 DEEDWARR
10/01/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20251001-0078254

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7132 Somerset Farms Dr, Nashville, TN 37221**

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 our hands this the 29TH day of September, 2025.

Estate of Brenda P. Milek

BY: _____
Myles C. Mylek, Executor

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Myles C. Mylek, Executor of the Estate of Brenda P. Milek,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29TH day of September, 2025.

My Commission expires: 8.17.2026

_____
Notary Public

"OFFICIAL SEAL"
Lenora C Dennis
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 880754
My Commission Expires 08/17/2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **Jared M Hood,** do hereby make oath that I am 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 30, 2025.

10/01/2025

Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 1st day of October, 2025.

Notary Signature
My Commission Expires: 01/31/2027

