20251324R Karen Johnson Davidson County Batch# 1333663 DEEDWARR 10/14/2025 12:13:30 PM 3 pgs Fees: $18.00 Taxes: $2,127.50 20251014-0081766	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 8th day of September, 2025. Notary Public My commission expires: 7/25/29

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Lynn McAllister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Y Bli Krong	**NMSI, Inc.**	**114-08-0A-044.00-CO**
817 Cedar Crest Drive	**2975 Wilshire Blvd., Ste 600**	
Nashville, TN 37209	**Los Angeles, CA 90010**	

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

Tuyen Bui, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Y Bli Krong, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44 on the Plan of Cedar Crest Subdivision, Phase II of record in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tuyen Bui and husband, Hung Bui by Warranty Deed from Son Nguyen and wife, Uyen Nguyen of record in Book 11455, Page 713, Register's Office for Davidson County, Tennessee, dated April 28, 1999 and recorded on April 30, 1999.

Being the same property conveyed to Tuyen Bui, an unmarried woman by Quitclaim Deed from Tuyen Bui and husband, Hung Bui of record in Instrument No. 20241009-0078532 Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on October 09, 2024.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 817 Cedar Crest Drive, Nashville, TN 37209.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 HANDS EFFECTIVE AS OF 8th day of September, 2025:

Tuyen Bui

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Tuyen Bui, 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 the 8th day of September, 2025.

My Commission Expires: 5/13/28

Notary Public



Tennessee Certification of Electronic Document

I, 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 9/8/25 (date of document).

Jennifer Russell
Affiant Signature

10/14/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of October 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

