Karen Johnson Davidson County
Batch # 1343215 DEEDWARR
11/10/2025 09 54 03 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20251110-0089307

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250900100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
6th day of November 2025

Notary Public

MY COMMISSION EXPIRES: 6/16/29

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06 16 2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Trang Khanh Nguyen **608 Cedar Ct.** **Nashville, TN 37211**	**SAME**	**162-09-0-015.00**

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 ACKNOWLEDGED, WE,

Bao Nguyen, married and Jack Phan, married

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

Trang Khanh Nguyen, a married woman, as her sole and separate property

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 in Davidson County, Tennessee, being Lot 9, Section Six, Revised Plan of Cedarwood Estates, as shown on plat of record in Plat Book 5200, Page 196, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Bao Nguyen, married and Jack Phan, married, by Quitclaim Deed from Jack Pham (shown also as Jack Phan), Bao Nguyen, and Tan Pham, as tenants in their entirety, dated 3/6/2012 and recorded 8/21/2012 in Instrument No. 20120821-0074917; and the same property previously conveyed to Jack Phan, Bao Nguyen and Tan Pham, as tenants by the entirety, by Warranty Deed from U.S. Bank National Association, a Trustee for the Structured Asset Investment Loan Trust 2005-6, dated 1/11/2008 and recorded 1/15/2008 in Instrument No. 20080115-0004417, Register's Office for Davidson County, Tennessee.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **608 Cedar Ct., 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 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 6th day of November, 2025.

Bao Nguyen

Bao Nguyen

Jack Phan

Jack Phan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bao Nguyen and Jack Phan the 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 Smyrna, Tennessee, this 6th day of November, 2025

Commission Expires _____

Gail C. Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029