WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345764 DEEDWARR
11/13/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20251113-0090553

File #25-DW-0441-15

(SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tuan Ngo and Lan B. Nguyen	**NEW OWNER**	
(NAME)	(NAME)	
441 Harding Place, Unit A15		**147-03-0A-015-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

JOHN FABBRICATORE, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TUAN NGO, AND LAN B. NGUYEN, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Unit A15 of HARDING PLACE CONDOMINIUM created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A1 of said Master Deed, reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Pages 571-572, said Register's Office, for a more complete identification and description of such units.

Being the same property conveyed to John Fabbricatore by Warranty Deed from CNK, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190322-0026044, in the Register's Office of Davidson County, Tennessee, dated March 04, 2019 and recorded March 22, 2019.

The subject property was never the marital residence of Grantor, spouse or dependents.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING PLACE CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 571-572.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HARDING PLACE CONDOMINIUM of record in Book 6104, Page 725, as Appointment of Successor Trustee recorded in Instrument No. 20050815-0096131; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Land Use Restriction recorded in Book 8946, Page 284.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 406.
* Charter for Harding Place Condominium Association, Inc., recorded in Book 6081, Page 872.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JOHN FABBRICATORE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202511130090552, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **441 Harding Place, Unit A15, 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 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 hand(s) this the 10th day of November, 2025.

John Fabbricatore by [signature], attorney in Fact

John Fabbricatore by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JOHN FABBRICATORE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JOHN FABBRICATORE**.

Witness my hand and official seal this **10th** day of **November, 2025**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 11/10/25 (date of document).

D Paulsson
Affiant Signature

10/12/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

