20251436R Karen Johnson Davidson County Batch # 1347722 **DEEDWARR** 11/18/2025 02:05:11 PM 2 pgs Fees: $13.00 Taxes: $1,665.00 20251118-0091939	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson (SD) The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 14th day of November, 2025. Notary Public My commission expires: 9/7/26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-SRE25-646

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

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Story Nguyen and Mandy Dao	Same as NEW OWNERS	**161-00-0-012**
5602 Saddlewood Lane		
Brentwood, TN 37027		

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,

Grant B. Stockton, unmarried and Beverly J. Stockton, unmarried

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

Story Nguyen and Mandy Dao, husband and wife

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

Land in Davidson County, Tennessee, being Part of Lot No. 4 on the Plan of the division of the land of Josh Rains, Jr., deceased, of record in Minute Book 1, Page 495, County Court of Davidson County, Tennessee, and described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, dated November 20, 1963, as follows:

Beginning at a point in the center of McMurray Drive and an old road; thence North 0 degrees, 36 minutes East along the center line of said road 470.7 feet to an iron pin, the Southwest corner of the property conveyed to Hershel E. Sharp and wife, by deed from Jack Bradford, Sr. and wife, of record in Book 3670, page 37, Register's Office for said County; thence 68 degrees East with the Southerly line of said Sharp property 229.6 feet to a point in the center of McMurray Drive; thence Southwesterly along the center line of McMurray Drive 441.0 feet to the point of beginning.

Being the same property conveyed to Grant B. Stockton and wife, Beverly J. Stockton by Warranty deed from Bruce B Karcher and wife, Christine O Karcher of record in Instrument No. 20030826-0123844 Register's Office for Davidson County, Tennessee, dated 8/8/2003 and recorded on 8/29/2003. Said Grant B. Stockton and Beverly J. Stockton having been divorced August 12, 2025, per Case No. 23D1581 in the Fouth Circuit Court for Davidson County, Tennessee.

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 646 McMurray Drive, Nashville, TN 37211.

[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 14th day of November, 2025:

Grant B. Stockton

Beverly J. Stockton

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Grant B. Stockton and Beverly J. Stockton, 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 14th day of November, 2025.

My Commission Expires: 5/13/28

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY