This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 1st day of December, 2025.

Notary Public
My commission expires: 6/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1353202 DEEDWARR
12/03/2025 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20251203-0095912

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angel M. Smith	Ark-La-Tex Financial Services,	164-04-0B 019.00
5536 Hamilton Cir	5160 Tennyson Pkwy Suite 1000	
Antioch, TN 37013	Plano, TX 75024	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUC TA NGHIEM AND BI THI NGUYEN, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANGEL M. SMITH, UNMARRIED**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Nghiem Duc Ta and Bi Thi Nguyen, husband and wife, by Special Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated 6/29/2018 and recorded 7/2/2018 in Instrument No. 20180702-0063534, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5536 Hamilton Cir, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of December, 2025.

Duc Ta Nghiem

Bi Thi Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

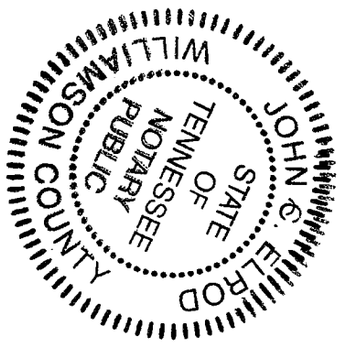
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Duc Ta Nghiem and Bi Thi Nguyen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of December, 2025.

My commission expires:

7/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/01/2025.

Affiant Signature

12/02/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202512030095912