Karen Johnson
Batch # 1353811
12/04/2025 11 17 52 AM
Fees $13 00 Taxes $1,036 00

Davidson County
DEEDWARR
2 pgs

20251204-0096447

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $280,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of November, 2025

NOTARY PUBLIC

My commission expires 5/8/28

DANA DUETWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KL-C-25-1509

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Van Cuong ~~Dinah~~ Dinh, Ky Van Dinh, and Khanh D Pham	Flexpoint, Inc	063-16-0B-082 00-CO
(NAME)	(NAME)	
1509 Aaronwood Drive	250 E. Baker St. #200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Costa Mesa, CA 92626	

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nicole Menard, Executor of the The Estate of Barry R. Shuffitt,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Van Cuong ~~Dinah~~ DINH and Ky Van Dinh and Khanh D. Pham , as tenants in common with rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 141 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) as shown by plat of record in Plat Book 6900, Page (s) 550 through 552 inclusive, and Certificate of Correction of record in Book 7642, Page 445 and by an amendment to change name of record in Book 8181, Page 112 and Surveyor's Certificate of Correction of record in Book 8110, Page 401, in the Register's Office for Davidson County, Tennessee, top which said plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Barry R Shuffitt and Cindy L Riggs by Warranty deed from Jeffrey N Ide and wife, Diane R Ide of record in Book 9782, page 293, Register's Office for Davidson County, Tennessee, dated 8/30/1995 and recorded on 9/1/1995 (Value or consideration shown in aforementioned deed $91,250 00) Being also known as 1509 Aaronwood Drive Old Hickory, Tennessee 37138

Being the same property conveyed to Barry R Shuffitt by Quitclaim deed from Barry R Shuffitt and Cindy L Riggs of record in Book 10482, page 28, Register's Office for Davidson County, Tennessee, dated 3/31/1997 and recorded on 6/5/1997

The said Barry R Shuffitt having since died on or about 10/13/2024 Per Last Will and Testament of Barry R Shuffitt as shown in Case No 24P-2368, in the Secenth Curcuit (Probate) Court for Davidson County, Tennessee, Nicole Menard is appointed as Executor of the Estate of Barry R Shuffitt

Barry R Shuffit, Barry Shuffitt and Barry Ray Shuffitt being one in the same

This property is __unimproved _X_improved property known as 1509 Aaronwood Drive, Old Hickory, TN 37138

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 26th day of November, 2025

The Estate of Barry R Shuffitt

BY: _____ Exector

Nicole Menard, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicole Menard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executor of The Estate of Barry R Shuffitt, and in his capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th day of November, 2025

_____

Notary Public
My Commission Expires 5/14/2029

