THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251152748

Karen Johnson Davidson County
Batch # 1354510 **DEEDWARR**
12/05/2025 10 00 29 AM 2 pgs
Fees $13 00 Taxes $1,239 50

20251205-0096762

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2025.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
11/14/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Lockyear and Cynthia Lockyear 1717A 3rd Ave N Nashville, TN 37208	New Owner	Tax Parcel ID No. 092 03 0 126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myduy P. Nguyen and Hoai Quang Ho, married,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott Lockyear and Cynthia Lockyear, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of SUBDIVISION OF WEST PART OF LOT NO 2 IN SUBDIVISION OF THE HARDING - LYTLE -TRACT, as of record in Book 974, Page 52, Register's Office for said County.

Said lot No. 1 fronts 62 feet on the Southerly side of Alameda Street and runs back 162.60 feet on the Westerly line and 181.5 feet on the Easterly line, with the Westerly margin of the right of way of the Tennessee Central Railroad, to an alley, measuring 139 feet thereon.

Being the same property conveyed to Myduy P. Nguyen, an unmarried woman and Hoai Quang Ho, an unmarried man, as tenants in common with rights of survivorship, by Warranty Deed from Southern Legacy Homes, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191007-0102600, in the Register's Office of Davidson County, Tennessee, dated October 03, 2019 and recorded on October 07, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF WEST PART OF LOT NO 2 IN SUBDIVISION OF THE HARDING - LYTLE -TRACT, as recorded in Plat Book 974, Page(s) 52.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING LYTLE TRACT, as recorded in Plat Book 21, Page 102.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 2301 Alameda St Nashville TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 2nd day of December, 2025.

Myduy P. Nguyen

Hoai Quang Ho

By means of
[✓] physical presence
or
[ ] online notarization

Florida Pinellas ~~TENNESSEE~~ ~~DAVIDSON~~

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Myduy P. Nguyen and Hoai Quang Ho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of November, 2025.

Notary Public
My Commission Expires: 8/26/2027

Type of identification produced: TN DL

MARCELA CARLOS
Notary Public - State of Florida
Commission # HH 392524
My Comm Expires Aug 26, 2027
Bonded through National Notary Assn