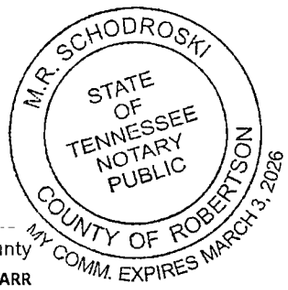
BOX 10-A

WARRANTY DEED

File #2025121470



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1359329
12/18/2025 11:36:11 AM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20251218-0100581

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis Real Estate LLC	NEW OWNER	090-16-0-239.00
(NAME)	(NAME)	
503 American Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Long Nguyen and My Hoac, husband and wife and and Chinh Van Nguyen, a married man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellis Real Estate LLC, a Tennessee Limited Liability Company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Charlotte Park, Section I of record in Plat Book 2663, Page (s) 2 through 6, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Long Nguyen and Chinh Van Nguyen by Quitclaim Deed from Long Nguyen F/K/A Dung Quoc Nguyen and Chinh Van Nguyen of record in Instrument No. 20110524-0039613 Register's Office for Davidson County, Tennessee, dated May 17, 2011 and recorded on May 24, 2011.

Being the same property conveyed to Long Nguyen and My Hoac, husband and wife, and Chinh Van Nguyen, an unmarried man, as joint tenants with right of survivorship by Quitclaim Deed from Long Nguyen, a married man, joined by his spouse, My Hoac, and Chinh Van Nguyen, an unmarried man of record in Instrument No. 20210706-0090925 Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on July 06, 2021.

**This is neither the principal residence of the grantor(s), nor their spouse(s), nor any dependent(s).

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2663, Pages (s) 2 through 6, inclusive, and Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 1788, Page 512, Book 1807, Page 241 and Book 2638, Page 490, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.; Agreement between Consolidated Developers, Inc and City of Nashville of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.; Flowage Easement in Favor united States of America of record in Book 2142, Page 313, in the Register's Office for Davidson County, Tennessee.; Easement granted to Tennessee Electric Power Company of record in Book 787, Page 15 and Book 787, Page 10, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **503 American Road, Nashville,TN,37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 16th day of December, 2025.

Long Nguyen

My Hoac

Chinh Van Nguyen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Long Nguyen, My Hoac, and Chinh Van Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of December, 2025.

Commission expires: 6/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128