Karen Johnson Davidson County
Batch# 1362884 DEEDWARR
12/30/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20251230-0103518

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires 02/18/2029

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Michelle Kenas
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2025.

Patricia L Hurtt
Notary Public

My commission expires: 02/18/29

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Luat V. Dinh	**Luat V. Dinh**	**086-08-0-084.00**
312 Strombury Court	**312 Strombury Court**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Diana L. Flowers, unmarried, by and through Jennifer Flowers, her Attorney-In-Fact, and Jason Flowers*

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Luat V. Dinh, married

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 387 on the Plan of Final P.U.D. Plan of Camden Woods Phase 1, of record in Plat Book 6900, Page 698, 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 Diana L. Flowers, unmarried by Quitclaim Deed from Jennifer Flowers of record in Instrument No. 20251210-0098255 Register's Office for Davidson County, Tennessee, dated December 05, 2025 and recorded on December 10, 2025.

*GRANTORS, Jennifer Flowers and Jason Flowers, are the only children and sole heirs at law of Diana L. Flowers; Diana L. Flowers executed a Durable Financial Power of Attorney on or about April 16, 2023, said POA recorded simultaneously herewith appointing her daughter, Jennifer Flowers as her agent and Power of Attorney. Diana L. Flowers is in life, but is incapacitated, and the powers granted in the POA are not affected by the incapacity of its principal, Diana L. Flowers. Jason Flowers joins in the conveyance of this property for the purpose of giving his

consent to this conveyance and the use of the Durable Financial Power of Attorney by Jennifer Flowers, Agent named therein.

This is improved property known as **312 Strombury Court, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 18th day of December, 2025.

Diana L. Flowers by Jennifer Flowers, her Attorney in Fact

Diana L. Flowers, by Jennifer Flowers, her Attorney-In-Fact

Jason Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jennifer Flowers, the Attorney-In-Fact for Diana L. Flowers, and Jason Flowers, the bargainor(s), 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, and who swore to the statements made above with Jennifer Flowers subscribing her name above as Attorney-In-Fact for Diana L. Flowers, and Jason Flowers subscribing his name above in his individual capacity.

Witness my hand and official seal this 18th day of December, 2025.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Lenders Title Company File No. 25-002786-524

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

SP 11/2015

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 true and exact copy of the original document executed and authenticated according to law on 12/18/25 (date of document).

Michelle W Kendig
Affiant Signature

12/29/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29TH day of December, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

