**Name and Address of New Owner:**
Thu Thi Diem Le
916 Fallview Trail
Nashville, TN 37211

**Send Tax Statements To:**
**New Owner**

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-25111502

**Map and Parcel:** 163 05 0A 939.00

Karen Johnson Davidson County
Batch# 1363878 DEEDWARR
12/31/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $407.81
20251231-0104111

# WARRANTY DEED

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, **Bertha Buchanan**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Thu Thi Diem Le**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 939, on the Plan of MILL PARK COMMONS, Horizontal Property Regime as set forth in Exhibit "B" of Supplement to the Declaration of Covenants, Conditions and Restrictions and By Laws for Mill Park Homeowners' Association, Inc., annexing Phase VI, recorded in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Letha M. Shropshire, a single woman by Warranty Deed filed for record on January 23, 2008 in Instrument No. 20080123-0007190, of the Register's Office for Davidson County, Tennessee. The said Letha M. Shropshire died intestate on November 14, 2024 leaving Bertha Buchanan as her sole heir-at-law as evidenced by Affidavit of Heirship of record in Instrument No. _202512310104110_____, in the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions for Mill Park Homeowners' Association, Inc. in Book 10719, page 425 and as amended in Book 11167, page 757, and as supplemented to annex Phase VI in Instrument No. 20051128-0143120 and as further amended in Instrument No. 20141231-0119109; Assignment of Declarant's Rights of record in Instrument No. 20051128-0143119; All matters as set forth on plat of record in Instrument No. 20051128-0143120; By-Laws as set forth on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for Mill Park Homeowners' Association, Inc. in Book 10719, page 425; All matters of as set forth on Boundary Plat of Hickory Hollow Townhomes, Boundary & Subdivision Plat of record in Book 9700, page 538; Stormwater Detention Agreement of record in Book 10506, page 278; Easement to BellSouth Telecommunications, Inc. of record in Book 11378, page 991; Mill Park Homeowners' Association, Inc. Parking Rules of record in Instrument No. 20080304-0027143; Mill Park Homeowners' Association, Inc. Architectural Change Request Procedures of record in Instrument No. 20110208-0011084; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5170 Hickory Hollow Pkwy, Unit 939, 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 ~~22nd~~ 18 day of December, 2025.

Bertha Buchanan
Bertha Buchanan

State of Tennessee

County of Davidson

Personally appeared before me, Bertha Buchanan with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,220.00.

Affiant Signature

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

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

# Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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).

Affiant Signature

12/30/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of December, 2025.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029