This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25062-AP

Karen Johnson Davidson County
Batch# 1365041 DEEDWARR
01/05/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260105-0000224

STATE OF TENNESSEE
COUNTY OF Davidson

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2025.

Notary Public
My Commission Expires: 3-20-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Huan Quoc Nguyen Ngan Dang Kim Nguyen 7737 Poplar Ridge Dr. Nashville, TN 37221	Swift Home Loans 255 South Old Woodward Ave. Ste 300 Birmingham, MI 48009	141-06-0A-058-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **James A. Price and Julie W. Price, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Huan Quoc Nguyen and Ngan Dang Kim Nguyen, husband and wife**, hereinafter called the Grantee(s), his/her/their 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 all of Lot No. 37, Final Plat, Section Five, Poplar Ridge, First Revision, according to survey and plat of same appearing of record in Plat Book 9700, page 385, in the Register's Office for Davidson County, Tennessee, to which plan and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James A. Price and wife, Julie W. Price by Warranty Deed from Karl E. Haury, Jr. and Judy B. Haury, dated December 4, 1997, recorded December 9, 1997, of record in Book 10714, page 652, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7737 Poplar Ridge Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2026, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 29th day of December, 2025.

GRANTOR:

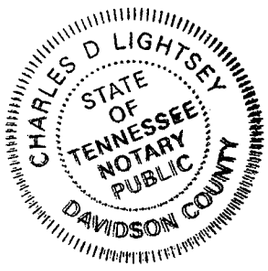
James A. Price

Julie W. Price

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Price and Julie W. Price, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2025.



Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/29/25. (date of document).

Affiant Signature

1/2/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

