Karen Johnson Davidson County
Batch # 1365106 DEEDWARR
01/05/2026 12:04:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000316

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 105
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 150 05 0 064.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HUY N. TA	*	Huy N. Ta
JANICE T. TAN	*	Janice T. Tan
2938 Anderson Road	*	2144 Forge Ridge Circle
Nashville, TN 37217	*	Nashville, TN 37217

The **GRANTORS, HUY NGUYEN TA and JANICE TIEN TAN**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HUY N. TA and wife, JANICE T. TAN,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 633 on the Plan of Edge-O-Lake Estates, Section 12, of record in Plat Book 3842, Page 236, 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 HUY NGUYEN TA and JANICE TIEN TAN by Warranty Deed of record at Instrument No. 20151016-0105687 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject all Easements and Restrictions of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantors do hereby covenant with said Grantees or any Successor Grantees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 17th day of December, 2025, by the undersigned.

HUY NGUYEN TA

JANICE TIEN TAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HUY NGUYEN TA** and **JANICE TIEN TAN,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of December, 2025.

NOTARY PUBLIC

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2028

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 17th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2028