Karen Johnson Davidson County
Batch# 1387563 DEEDWARR
03/03/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20260303-0016578

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $412,000.00.

Affiant

Subscribed and sworn before me this the 27 day of February, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:
Ky Nguyen
Thuy Cao
116 Lakeside Ct.
Nashville, TN 37076

Send Tax Bill to:
New Owner

Tax Information:
086-10-0A 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KARA PIAZZA F/K/A KARA MILLER, AND MICHAEL PIAZZA, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KY NGUYEN AND THUY CAO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Final Subdivision Plat Hermitage Highlands of record in Plat at Instrument No. 20030422-0052784, 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 Kara Miller, an umarried woman, from Bryan Bull and Meghan Gordineer, husband and wife, by Warranty Deed dated 03/31/2020, of record in Instrument No. 20200401-0034815, said Register's Office.

Michael Piazza, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 116 Lakeside Ct., Nashville, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27 day of February, 2026.

K Piazza f/k/a K Miller
Kara Piazza f/k/a Kara Miller

Michael Piazza

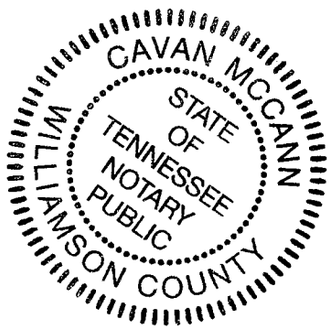
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kara Piazza f/k/a Kara Miller, and Michael Piazza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of February, 2026.

My commission expires: 9/21/26

Notary Public



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 2/27/26. (date of document).

Affiant Signature

3/2/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

