Karen Johnson Davidson County
Batch# 1388180 DEEDWARR
03/04/2026 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260304-0017433

WARRANTY DEED

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-26-1179

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Harris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Minh Tran Quoc Le
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2026

KARISSA HUBBARD-GRAVES
Notary ID #131007578
My Commission Expires
April 9, 2029

MY COMMISSION EXPIRES: 4/9/2029 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thanh Lam Nguyen, a single man	**New Owner**	
(NAME) 411 Thomas Jefferson Circle	(NAME) **143 Foxview Dr**	034-05-0A-012.00-CO
(ADDRESS) Madison, TN 37115	(ADDRESS) **Glen Burnie, MD 21061**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Minh Tran Quoc Le, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thanh Lam Nguyen, a single man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 12, on the Plan of Monticello Manor, of record in Book 6250, Page 551, of the register's office for said county, to which plan reference is hereby made for a more completed and detailed description of said lot.

Being the same property conveyed to Minh Tran Quoc Le, an unmarried man by Warranty Deed from Michele Le, unmarried of record in Instrument No. 20250203-0008012 Register's Office for Davidson County, Tennessee, dated January 28, 2025 and recorded on February 03, 2025.

This is property more commonly known as 411 Thomas Jefferson Circle, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 25th day of February, 2026.

Minh tran Quoc Le

Minh Tran Quoc Le

STATE OF Texas
COUNTY OF Harris

On this 25th day of February, 2026, before me personally appeared Minh Tran Quoc Le, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2026.

Notary Signature
My commission expires: 4/9/2029

KARISSA HUBBARD-GRAVES
Notary ID #131007578
My Commission Expires
April 9, 2029

Certificate of Authenticity

I, Pam Autry, 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 2/25/26.

Date

Affiant Signature

2/25/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)