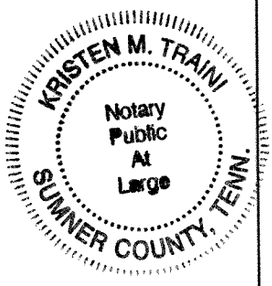
Karen Johnson Davidson County
Batch# 1396214 DEEDWARR
03/23/2026 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260323-0022842

WARRANTY DEED



File No. KS-26-1503

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

R Pawlson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 23 day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 10/24/2028
(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
Alva Nguyen, Derrick Tran, and Van Thi To Le	Lendervend	
(NAME)	(NAME)	
5668 Deer Valley Trail	1235 North Dutton Ave, Sye E	173-08-0A-068.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Santa Rosa, CA 95401	
(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, **Tuyen Thi Mong Huynh, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alva Nguyen, an unmarried woman, Van Thi To Le, an unmarried woman, and Derrick Tran, an unmarried 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 Lot No. 22 on the Final Plat, Section Two, Deer Valley, Cluster Lot Subdivision" - A Planned Unit Development of record in Instrument No. 20060106-0002333, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tuyen Thi Mong Huynh, an unmarried woman Thanh Quoc Huynh, an unmarried man by Warranty Deed from Samuel A. Berry, a single man of record in Instrument No. June 19, 2017 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 20, 2017.

Being the same property conveyed to Tuyen Thi Mong Huynh, an unmarried woman by Quitclaim Deed from Thanh Quoc Huynh, an unmarried man of record in Instrument No. 20250422-0030788 Register's Office for Davidson County, Tennessee, dated April 22, 2025 and recorded on April 22, 2025.

This is property more commonly known as 5668 Deer Valley Trail, Antioch, TN 37013.

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 20th day of March, 2026.

Tuyen Thi Mong Huynh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2026, before me personally appeared Tuyen Thi Mong Huynh, 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 20th day of March, 2026.

Notary Signature
My commission expires: 1/22/30



Tennessee Certification of Electronic Document

I, Kristen Traini, 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 3/20/2026 (date of document).

Affiant Signature

3/23/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of March 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

