THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353595**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $454,990.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2026. Notary Public My Commission Expires: 4·29·27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1415301 DEEDWARR
05/04/2026 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.46
20260504-0039564

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Denny Huynh and Esperanza Huynh 7547 Maggie Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 182-02-0B-166.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yolanda Perez-Torres, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Denny Huynh and Esperanza Huynh, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 166, as shown on the map entitled Phase 10, Evergreen Hills, of record in Instrument No. 20220907-0100356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to YOLANDA PEREZ-TORRES, by deed from HAVEN BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230526-0040009, dated May 26, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 182-02-0B-166.00 CO.

Matters shown on the Plan of record in Instrument No. 20220907-0100356, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20240123-0004123, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20210622-0083929, said Register's Office.

This is improved property located at 7547 Maggie Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of May, 2026.

Yolanda Perez-Torres

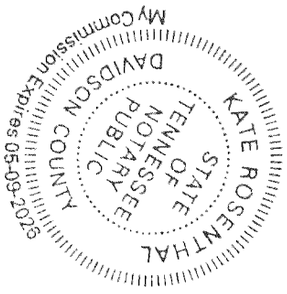
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yolanda Perez-Torres, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__05/01/2026_____ (date of document)**.

_____
Affiant Signature

_____**05/01/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
1st day of
May, 2026

_____
Notary's Signature
My Commission Expires:_____

