Karen Johnson Davidson County
Batch# 1420869 DEEDWARR
05/14/2026 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260514-0043597

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8810-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $399,999.00.

Affiant

Subscribed and sworn to before me, this the 12th day of May, 2026.

Notary Public
My Commission Expires: _____

SAMANTHA WHITTAKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-29-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Hussel and Liane Knapp 681 Granwood Boulevard Nashville, TN 37138	PennyMac Loan Services, LLC 3043 Townsgate Road Ste. 200 Westlake Village, CA 91361	063 16 0A 024.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anne Cecile Vo, a single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Brian Hussel and Liane C. Knapp, a husband and wife** (individually and/or collectively, "Grantee"), 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. 170 on the Plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT) of record in Plat Book 6900, Pages 550, 551 and 552, and Certificate of Correction of record in Book 7462, Page 445, and Book 8110, Page 401 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anne Cecile Vo, a Single Woman, by Quit Claim Deed from Duc Thanh Vo and Anh-Huong Nguyen, Now Known as Anne Cecile Vo, Who Acquired Title as Husband and Wife, of record in Instrument No. 20160810-0083046, in the Register's Office of Davidson County, Tennessee, dated August 05, 2016, and recorded on August 10, 2016.

Being the same property conveyed to Duc Thanh Vo and wife, Anh-Huong Nguyen, by Warranty Deed from Associates Relocation Management Company, Inc., a Colorado corporation, of record in Instrument No. 20010328-0029734, in the Register's Office of Davidson County, Tennessee, dated March 05, 2001, and recorded on March 28, 2001. Also see Scrivener's Affidavit recorded in Instrument No. 20090710-0064378 in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **681 Granwood Boulevard, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good

with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12th day of May, 2026.

GRANTOR:

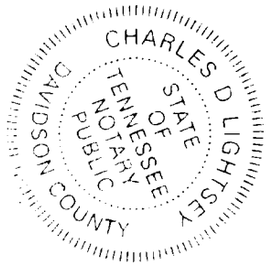
Anne C. Vo

Anne Cecile Vo

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne Cecile Vo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of May, 2026.



Notary Public
My Commission expires: 1/22/30

202605140043597

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 5/12/2026 (date of document).

Affiant Signature

5/12/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 day of MAY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL