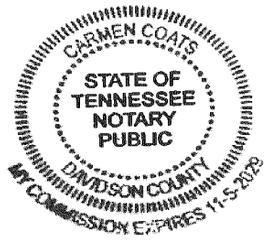
Karen Johnson Davidson County
Batch# 1421786 DEEDWARR
05/18/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20260518-0044393

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Affiant Subscribed and sworn to before me, this the 15th day of May, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Neven Mikhail	New Owner(s)	163-05-0A-939.00-CO
5170 Hickory Hollow Pkwy, #939		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THU THI DIEM LE, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEVEN MIKHAIL**, **UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 939, on the Plan of Mill Park Commons, Horizontal Property Regime as set forth in Exhibit "B" of Supplement to the Declaration of Covenants, Conditions and Restrictions and By Laws for Mill Park Homeowners' Association, Inc., annexing Phase VI, recorded in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Letha M. Shropshire, a single woman by Warranty Deed from James C. Spangler and Mack H. McClung of record in Instrument No. 20080123-0007190 Register's Office for Davidson County, Tennessee, dated January 11, 2008 and recorded on January 23, 2008.

Being the same property conveyed to Thu Thi Diem Le by Warranty Deed from Bertha Buchanan of record in Instrument No. 20251231-0104111 Register's Office for Davidson County, Tennessee, dated December 18, 2025 and recorded on December 31, 2025.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Affidavit of Heirship in Furtherance of Title recorded on December 31, 2025, Instrument No. 20251231-0104110

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5170 Hickory Hollow Parkway #939, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2026.

Thu Thi Diem Le

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thu Thi Diem Le, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On 11.08.2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 15. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028