Karen Johnson Davidson County
Batch# 1429664 DEEDWARR
06/09/2026 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260609-0051808

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $630,000.00. Affiant Subscribed and sworn to before me, this June 5, 2026. Notary Public My commission expires: 12-26-29

THIS INSTRUMENT PREPARED BY:
Keith Solomon Attorney
Lenders Title Company
8119 Isabella Lane
Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rang K. Hniang and Van Z. Thang	New Owner	114-14-0A-015.00-CO
312 Dogwood Trail		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Gary Gebeau and Lynn Gebeau, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Rang K. Hniang, and Van Z. Thang

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 15 as shown on the Final Plat of Woodland Forest, Section Two, of record in Instrument No. 20050331-0035005, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Gary and Lynn Gebeau, husband and wife by Special Warranty Deed from STS Property Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20131016-0107948 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 16, 2013.

This is [X] improved [ ] unimproved property known as 312 Dogwood Trl, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 5th day of June, 2026

Gary Gebeau

Lynn Gebeau

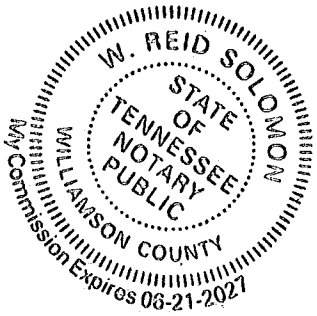
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gary Gebeau and Lynn Gebeau, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of June, 2026.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 26-11232-7524



Tennessee Certification of Electronic Document

I, Justin Foster 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 6-5-26 (date of document).

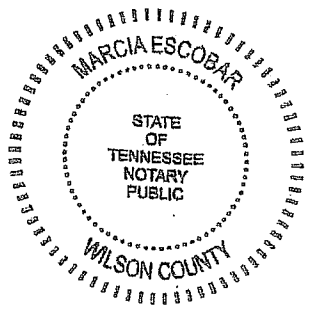
Affiant Signature

6-5-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of June, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027