Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $299,200.00.

Affiant

Subscribed and sworn before me this the 4th day of June, 2026.

Notary Public
My commission expires:

Karen Johnson
Batch # 1431731
06/10/2026 09:43:36 AM
Fees: $13.00 Taxes: $1,109.63
20260610-0052440

Davidson County
DEEDWARR
2 pgs

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bianca Stafford 3155 Penn Meade Way Nashville, TN 37214	New Owner	052-13-0B 415.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NHU Q. DUONG, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BIANCA STAFFORD,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: *Unmarried

Land in Davidson County, Tennessee, being Lot No. 30 as shown on the Condominium Plat, River Glen, Planned Unit Development, Phase 6, as of record in Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime for River Glen, a Horizontal Property Regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, as amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of record in Instrument No. 20050713-0081132, Register's Office for Davidson County, Tennessee, to which references are hereby made for more complete and accurate descriptions.

Being the same property conveyed to Nhu Q. Duong by Warranty Deed from Annrachelle Valeriano and Bryan Valeriano, wife and husband, dated 4/26/2021 and recorded 5/3/2021 in Instrument No. 20210503-0058933, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3155 Penn Meade Way, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

ND

Witness my hand this the 3rd day of June, 2026.

Nhu Q. Duong

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nhu Q. Duong, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June, 2026.

My commission expires: 7-7-26

Notary Public

