WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435613 DEEDWARR
06/17/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260617-0055156

File #26-TC-1217-CP

(SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 12-26-29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thi Linh Thuy Vo		
(NAME)	(NAME)	**172-12-0B-086-00**
1217 Crestfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARYGRACE SHUSTER THONI, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THI LINH THUY VO, SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 391 on the Plan of BRADFORD HILLS, SECTION SIX, as of record in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mary Grace Shuster, by Warranty Deed from Stephen P. Francescon, Sr., of record in Instrument No. 20130605-0057139, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

MaryGrace Shuster has since married and is nka MaryGrace Shuster Thoni.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRADFORD HILLS, SECTION SIX, as recorded in Plat Book 7900, Page(s) 290.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, BRADFORD HILLS, as recorded in Plat Book 7900, Page 6.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 8374, Page 591.
* Easement for Water Main, recorded in Book 8377, Page 769.
* Easement for Sanitary Sewers, recorded in Book 8377, Page 808 and Book 8614, Page 874.
* Charter for Bradford Hills Homeowners' Association, Inc., recorded as Book 8071, Page 520.
* Bylaws for Bradford Hills Homeowners' Association, Inc., recorded as Book 8071, Page 531, as amended in Instrument No. 20230831-0068146 and Instrument No. 20241112-0088004.
* Common Open Space Deed recorded as Book 9779, Page 672.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1217 Crestfield Drive, Nashville, TN 37211.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), 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.

Witness my/our hand(s) this the 16th day of June, 2026.

MaryGrace Shuster Thoni

Robert Jeffery Thoni, Jr.

***ROBERT JEFFERY THONI, JR.**, spouse of **MARYGRACE SHUSTER THONI**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **ROBERT JEFFERY THONI, JR.** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared MaryGrace Shuster Thoni, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2026.

Notary Signature
My commission expires:

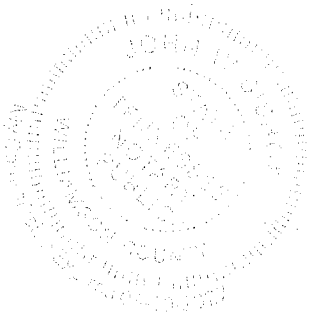


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared Robert Jeffery Thoni, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of June, 2026.

Notary Signature
My commission expires:



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 6/16/26 (date of document).

Affiant Signature

6/16/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of June, 26.

(SEAL)



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