Karen Johnson Davidson County
Batch# 1435716 DEEDWARR
06/18/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260618-0055290

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1125

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **the** undersigned **Edmund Hadley, III, a married person** , hereinafter called **the Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **unto Amy Han Dang and Vincent Nguyen, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 51, on the Plan of Revised, Section One, Poplar Ridge, of record in Book 7900, page 206, as amended in Book 2392, Page 973, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lorene E. Batts, unmarried by Warranty Deed from Karl E. Haury, Jr. and wife, Judy B. Haury of record in Book 9522, Page 42, Register's Office for Davidson County, Tennessee, dated November 14, 1994 and recorded on November 16, 1994.

Being the same property conveyed to Edmund Hadley, III, a married person by Warranty Deed from Lorene E. Batts, a single person of record in Instrument No. 20260225-0014885 Register's Office for Davidson County, Tennessee, dated February 20, 2026 and recorded on February 25, 2026

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7516 Dove Valley Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Amy Han Dang Vincent Nguyen 7516 Dove Valley Drive Nashville, TN 37221	Provident Funding Associates, LP 1235 North Dutton Ave, Suite E Santa Rosa, CA 95401	141-06-0A-022.00

WITNESS THE EXECUTION HEREOF this 11th day of June, 2026.

Edmund Hadley, III

State of Tennessee)
County of Davidson)

On this 11th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Edmund Hadley, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC SYDNEY ANGLAY POSTON WILLIAMSON COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 1/22/30

State of Tennessee)
County of Davidson **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 390,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of June, 2026.

Notary Public

My Commission Expires: 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/11/26 (date of document).

Affiant Signature

6/17/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

