Karen Johnson Davidson County
Batch# 1438834 DEEDWARR
06/29/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20260629-0058433

Warranty Deed

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $435,000.00 Affiant Subscribed and sworn to before me, this the 26th day of June, 2026. Notary Public My commission expires: 10/4/27

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:
Steven Alexander Chen, Steven B. Chen, and Cheryl J. Chen	New Owner(s)	050-07-0A-116.00-CO
4400 Skyridge Dr.		
Nashville, TN 37207		

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, **DUY NGUYEN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN ALEXANDER CHEN, UNMARRIED, AND STEVEN B. CHEN AND CHERYL J. CHEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP**, 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:

A 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. 116, on the plan of Final Plat Skyridge (Formerly Mulberry Downs PUD No. 88P-056G) Subdivision Phase 3, as shown on plat of record in Instrument No. 20230303-0015355, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being the same property conveyed to Duy Nguyen, a married man by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20231116-0089458 Register's Office for Davidson County, Tennessee, dated November 16, 2023 and recorded on November 16, 2023.

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 4400 Skyridge Drive, Nashville, TN 37207, 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 26th day of June, 2026.

Duy Nguyen

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 Duy Nguyen, 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 26th day of June, 2026.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Notary Public

Thi Tuyet Nhung Huynh, spouse of Duy Nguyen, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Thi ~~Tuyet~~ Nhung Huynh

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 Thi Tuyet Nhung Huynh, 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 26th day of June, ~~2026.~~

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/08/2028 DAVIDSON COUNTY

Notary Public

True Copy Certification

I, **Jodi Jackson,** 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 this the 26 day of June, 2026.

Affiant Signature
Date 6/26/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027