THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9481-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$ 250,000.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2026. Tracey Perry Notary Public MY COMMISSION EXPIRES: 11-5-29 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1455575 DEEDWARR
08/04/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260804-0071656

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Severiano R Del Rio Miranda and Martha Cristina Flores	**Severiano R Del Rio Miranda and Martha Cristina Flores**	
2750 Lebanon Pike	1008 Tanglewood Ct	096-01-0-030.00 &
Nashville, TN 37214	Hermitage, TN 37076	096-01-0-031.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Son Trung Nguyen and Anh Ngoc Thi Do, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Severiano R Del Rio Miranda and Martha Cristina Flores, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Map/Parcel: 09601003000

Being part of Lot No. 10 of the Jerry Bowen Lands, as of record in Plan Book 2, page 134, of the Chancery Court at Nashville, described according to a copy of a survey made August 6, 1946, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at an iron spike on the north margin of the paving of the Lebanon Pike right of way, as now widened and located, at the southwest corner of the property conveyed to Grady Campbell and wife, by deed from James W. Jordan, as of record in Book 2147, page 460, Register's Office; thence along said Campbell's westerly line and along said line extended, North 13 deg. East 186.7 feet to a point; thence South 41 deg. 45 West, passing through a series of steps leading from the north margin of Lebanon Pike, a distance of 204.3 feet to a point on the north margin of the Old Lebanon Pike, being an iron spike; thence with the margin of said Pike, South 52 deg. East 25.7 feet to an iron spike in the north margin of the paving of the new Lebanon Pike, as now located; thence with the margin of the same, South 77 deg. East 74.1 feet to beginning.

INCLUDED but EXPRESSLY EXCLUDED herefrom is that portion of property conveyed to Tennessee Department of Transportation and filed in Instrument No. 20010517-0051372, said Register's Office.

Being a portion of the same property conveyed to Son Trung Nguyan and Anh Ngoc Thi Do, husband and wife, by Warranty Deed from Sammye McMahan (fka Sammye McFarland Johnson) of record in Instrument No. 20140924-0087861 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 24, 2014.

Report of Sale of Metropolitan Government etc. vs Delinquent Taxpayers, Case No. 18-252-III, with property sold to Terrell L. Starks on October 17, 2018, of record in Instrument No. 20181019-0103953, in the Register's Office for Davidson County, Tennessee. Final Decree Confirming sale of record in Instrument No. 20190124-0007157, in the Register's Office for Davidson County, Tennessee.

Decree for Redemption vesting property to Son Trung Nguyen and Anh Ngoc Thi Do of record in Instrument No. 20190124-0007157, in the Register's Office for Davidson County, Tennessee.

TRACT 2: Map/Parcel: 09601003100

A small tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being part of the southeast part of Lot No. 10 on the Map showing the subdivision of the Jerry Bowen Land as of record in Plan Book 2, page 134 of the Chancery Court at Nashville, described according to a copy of a survey thereof made May 27, 1938, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point in the center line of the Lebanon Pike, as widened and now located, the southwest corner of a 2-foot strip of ground conveyed to R. D. Stanford and T. R. Guill by deed from E. E. Fulghum et al, of record in Book 866, page 94, Register's Office for said County, said point also being 2 feet westerly from the original line of Lot No. 10; thence with the center line of the said Lebanon Pike, as now located, North 75-1/2 deg. West 47 feet 3 inches, more or less, to the southeast corner of a 16 foot 6 inch strip of land conveyed to E. S. Fulghum by deed from E. E. Fulghum and wife of record in Book 882, page 478, said Register's Office; thence along said E. S. Fulghum's easterly line, that is, easterly line extended, North 2-1/2 deg. West 120.2 feet, more or less, to a stake at the edge of a ditch in the line of the land belonging to Benson; thence with said Benson's line, North 35 deg. East 63 feet, more or less, to a post in the east line of original Lot No. 10; thence with the line of the same, South 2-1/2 deg. East 142 feet, more or less, to the northeast corner of the 2 foot strip of ground conveyed to R. D. Stanford et al, aforesaid by deed of record in Book 866, page 94, said Register's office; thence with Stanford's northerly line, North 75-1/2 deg. West 2 feet; thence along Stanford and Guill's westerly line, South 2-1/2 deg. East 60 feet to the point of beginning.

INCLUDED but EXPRESSLY EXCLUDED herefrom is that portion of land conveyed to Tennessee Department of Transportation filed in Instrument No. 20010517-0051372, said Register's Office.

Being a portion of the same property conveyed to Son Trung Nguyan and Anh Ngoc Thi Do, husband and wife, by Warranty Deed from Sammye McMahan (fka Sammye McFarland Johnson) of record in Instrument No. 20140924-0087861 Register's Office for Davidson County, Tennessee, dated September 22, 2014 and recorded on September 24, 2014.

Son Trung Nguyan and Son Trung Nguyen are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is X unimproved ~~xxxxxxxxxx~~ property known as **2750 & 2754 Lebanon Pike, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness our hands this the 31 day of July, 2026.

Son Trung Nguyen

Anh Ngoc Thi Do

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Son Trung Nguyen,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of July, 2026.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anh Ngoc Thi Do,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of July, 2026.

My Commission expires: Nov 8, 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on July 31, 2026. (date of document).

Signature

Date: 7-31-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 31st day of July, 2026.

Tracy Perry
Notary Public

My commission Expires: 11-5-29

SEAL
TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON