Karen Johnson Davidson County
Batch# 1463103 DEEDWARR
08/25/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20260825-0078637

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2026.

Linzie Hahn
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0325

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| The Lynn Nguyen Trust | New Owner | Map: 162-07-0-025.00 |
| (NAME) | (NAME) | |
| 143 Blake Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Mt Juliet, TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-THREE THOUSAND AND NO/100 DOLLARS ($373,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**FINYARA HOMES II COMPANY, INC., A TENNESSEE CORPORATION**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**LIEM THANH NGUYEN VO, TRUSTEE OF THE LYNN NGUYEN TRUST**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 28 on the Plan of Antioch Park, Section 1, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Finyara Homes II Company, Inc., a Tennessee Corporation, by deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260318-0021694, dated March 13, 2026, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 96, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3861, Page 744, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 83 Benzing Rd, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd day of August, 2026.

Finyara Homes II Company, Inc.

BY: _____
Ayoub Eshak
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ayoub Eshak with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Finyara Homes II Company, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Certificate of Authenticity

I, Danielle Watson, 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 8/3/26.

Date

Affiant Signature

8/3/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029