Karen Johnson Davidson County
Batch# 1468698 DEEDWARR
09/04/2026 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20260904-0082323

WARRANTY DEED

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 28th day of August 2026.

Notary Public

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

My Commission Expires: 3/5/30

Address New Owners as:	Tax Bill To:	Map / Parcel
Andy Nguyen and Thuy ThibichTran 816 Cedar Crest Dr. Nashville, TN 37209	New Owners	114 07 0B 086.00

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ryan Khiem Vo and Becky Binh Nguyen,** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Andy Nguyen and Thuy Thibich Tran, husband and wife** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 74 on the Plan of Section Three, Westchase of record as Instrument Number 20030807-0112290, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan Khiem Vo and Becky Binh Nguyen, tenants in common, from Tual-Suan Tuang Buansing, a married man, by Warranty Deed recorded

on August 8, 2022 in Instrument No. 20220808-0090070, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1317 W. Running Brook Road, Nashville, TN 37209

This conveyance is subject to the following:

1. Subject to all matters on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
2. Subject to all matters on the plan of Section Three, Westchase, of record as Instrument Number 20030807-0112290, Register's Office, Davidson County, Tennessee.
3. 100' TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
4. Agreement for dedication of Easement for Sanitary Sewer of record in Book 5222, Page 720, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying Inc., dated July 24, 1997, last revised May 7, 1998.
5. Rights of ingress and egress to and from a family cemetery as set forth in section 3 of the agreement of record in Deed Book 2484 at Page 315, Register's Office for Davidson County, Tennessee. THe location of the cemetery is set forth on the survey by H & H Land Surveying, Inc., dated July 24,1997, last revised May 7, 1998.
6. Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
7. Restrictive Covenants/Declaration of Covenants, Conditions and restrictions for Westchase (Fee-Simple Residential Lot Development) contained in Instrument(s) of record in Instrument Number 20021126-0146387, said Register's Office.
8. Agreement for dedication of Sewer Line Easement of record as Instrument Number 20021028-0131574, Register's Office for Davidson County, Tennessee.
9. Agreement Dedication of Public Utilities Easement of record as Instrument Number 20021104-0134795, Register's Office for Davidson County, Tennessee
10. Subject to lien for Special Assessments as contained in the restrictions.
11. Subject to the right of others in and to the common areas and/or elements of Westchase.
12. Agreement for Outconveyance to Karl E. Haury, Jr., of record in Instrument No. 20021028-0131572, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of August 2026.

Grantors:

By: Ryan K. Vo

By: Becky K. Nguyen

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 28th day of August, in the year 2026, before me the undersigned, personally appeared **Ryan K. Vo and Becky K. Nguyen,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 28 day of August, 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 August 28th 2026

AFFIANT SIGNATURE

09/02/2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 02 day of September 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

