Karen Johnson Davidson County
Batch# 1468855 DEEDWARR
09/04/2026 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20260904-0082522

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2026. Notary Public My commission expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

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:
Tina Chancey	All Western Mtg.	086-14-0A-212.00-CO
212 Thistle Lane	8345 W Sunset Rd. Ste. 380	
Hermitage, TN 37076	Las Vegas, NV 89113	

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, **GIANG THUY NGUYEN AND ANDREW MICHAEL LARSON, WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA CHANCEY, UNMARRIED**, 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 Unit No. 212 on the Plan of Hermitage Meadows, Stage Three, as of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Giang Thuy Nguyen and Andrew Michael Larson, wife and husband by Warranty Deed from Brandon Adams, Trustee The 212 Thistle Ln Trust of record in Instrument No. 20210429-0057596 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on April 29, 2021.

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 212 Thistle Lane, Hermitage, TN 37076, 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 31st day of August, 2026.

Giang Thuy Nguyen

Andrew Michael Larson

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 Giang Thuy Nguyen and Andrew Michael Larson, 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 31st day of August, 2026.

Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 8/31/2026 (date of document).

Affiant Signature

9/2/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 2 day of Sept., 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202609040082522