Karen Johnson Davidson County
Batch# 1471590 DEEDWARR
09/10/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260910-0084174

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203**<br><br>CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is: $360,000.00<br><br>Amanda Allee<br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of September, 2026.<br><br>Carmen Coats<br>Notary Public<br>My Commission Expires: 11/5/29 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Thanh Loi Nguyen<br>and Thi Kim Mong Vo<br>307 Paragon Mills Rd<br>Nashville, TN 37211 | Send Tax Bills to:<br>Old National Bank<br>101 Northwest Fourth<br>Evansville, IN 47708 | Tax Information:<br>Tax Parcel ID No.<br>133 16 0 237.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAVANNAH ELIZABETH FIOCCO, F/K/A SAVANNAH ELIZABETH NICLEY, AND TONY FIOCCO, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THANH LOI NGUYEN AND THI KIM MONG VO, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Indian Mound Subdivision of record in Plat Book 5800, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Savannah Elizabeth Nicley, a single woman by Deed dated July 2, 2020 from Edubina Arce-Mora, a single woman, recorded July 14, 2020, in Instrument Number 202007140076682, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **307 Paragon Mills Rd, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of August 2026.

Savannah Nicley Fiocco

**SAVANNAH NICLEY FIOCCO**

Anthony Gary Fiocco

**ANTHONY GARY FIOCCO**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAVANNAH NICLEY FIOCCO AND ANTHONY GARY FIOCCO**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 September 1, 2026

Affiant Signature

9th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028