Karen Johnson Davidson County
Batch# 1476363 DEEDWARR
09/22/2026 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $932.40
20260922-0087884

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is **$252,000.00.** **Affiant** Subscribed and sworn to before me This 15th day of September 2026. **Notary Public** My Commission Expires: 3/5/30

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

Address New Owners as:	Tax Bill To:	Map / Parcel
Muu Nguyen & Hoa Cao 353 Roslyn Ct. Nashville, TN 37221	New Owners	128-13A 42600

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, Deana J. Demonbreun, (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Muu Nguyen and Hoa Cao, 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 Apartment Unit No. 426 of Westfield Condominiums created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, page 771, and amended in Book 6736, page 110, and further amended in Book 6831, page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed. Reference is hereby made in the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, page 982, in said

Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Deana J. Demonbreun, from Khal Kailani, by Warranty Deed recorded on April 3, 2001 in Instrument No. 20010403-0031862, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 426 Westfield Drive, Nashville, TN 37221

This conveyance is subject to the following:

1. Master Deed of record in Book 6678, page 771, book 6736, Page 110, book 6801, Page 962, book 6831, page 982, book 7271, Page 256, book 9608, Page 719, Instrument NO. 20170424-0040042 and Instrument No. 20170424-0040045, said Register's Office
2. Restrictive Covenants of record in book 6551, page 988, said Register's Office.
3. Easement of record in Book 4851, Page 918, book 6551, Page 981, book 6551, Page 988 and Book 7803, page 694, said Register's Office
4. Subject to all matters as shown on plat Book 6250, page 590, Book 6250, Page 748 and amended in Book 6831, page 982, said register's Office
5. Charter Hamlet/Westfield Condominiums HOA recorded in Book 6746, page 677, said Register's Office
6. Easement executed by Westfield HOA to Comcast recorded in Instrument NO. 20151130-0120253, 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 Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind herself, her 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 15th day of September 2026.

Grantor:

By: Deana J. Demonbreun

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 15th day of September, in the year 2026, before me the undersigned, personally appeared **Deana J. Demonbreun,** 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 15th day of September, 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 Sept. 15. 2026

Robert J. Notestine III

AFFIANT SIGNATURE

9/22/2026

Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 22 day of September, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

