Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260955760

Karen Johnson
Batch # 1483533
10/13/2026 12:37:33 PM
Fees: $13.00 Taxes: $2,193.36

Davidson County
DEEDWARR
2 pgs

20261013-0094050

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $592,800.00.

Affiant

Subscribed and sworn to before me, this 9th day of October, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Diane Tran and Phuc Nghia Nguyen 6716 Sugar Hill Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 181 01 0A 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Raymond Varela, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diane Tran and Phuc Nghia Nguyen, wife and husband**, ("Grantees"), its 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. 200, SECTION ONE, SUGAR VALLEY, as shown on plat of record in Book 9700, Pages 709-711, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Raymond Varela, a single man, by Warranty Deed from Kimberly Rosen, an unmarried woman, of record in Instrument No. 20191213-0128484, in the Register's Office of Davidson County, Tennessee, dated December 12, 2019 and recorded on December 13, 2019.

Stephanie Gollobin joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Paul Raymond Varela.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, SUGAR VALLEY, as recorded in Book 9700, Page(s) 709-711.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY SUGAR VALLEY, as recorded in Book 9700, Page(s) 374.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11069, Page 14, and Supplement and amendment recorded in Instrument No. 20040203-0013041.

This is improved property located at 6716 Sugar Hill Dr Nashville TN 37211

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 9th day of October, 2026.

Paul Raymond Varela

Stephanie Gollobin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Raymond Varela and Stephanie Gollobin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2026.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028