After Recording Return to:
[illegible]mo Title Company
[illegible] Colleyville Blvd
[illegible]lleyville, TX 76034

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 204489 DEEDWARRSP
03/11/2019 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $185.00
20190311-0022115

Map & Parcel:
060 03 0 054.00
ATD-03-0000319002117

SPECIAL WARRANTY DEED

Property Owner:
Earnest Buyers, LLC
1101 Brae Ct.
Ft. Worth, TX 76111

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 6 day of March, 2019, between LAM N. PHAM, a married man joined by his spouse TRI THI MAI, residing at 137 Howard Woody Dr Laverne, TN 37086 ("**GRANTORS**"), and EARNEST BUYERS, LLC, with a business address of 1101 Brae Ct. Ft. Worth, TX 76111, ("**GRANTEE**").

WITNESSETH

That Grantors, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

SITUATED IN DAVIDSON COUNTY, TENNESSEE AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF OAK PARK SECTION ONE, OF RECORD IN PLAT BOOK 3600, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM CHARLETON E. CUNNINGHAM AND LISA D. CUNNINGHAM, HUSBAND AND WIFE TO LAM N. PHAM, A MARRIED MAN BY WARRANTY DEED DATED MARCH 12, 2004 AND RECORDED MARCH 31, 2004 IN INSTRUMENT NO. 20040331-0035965, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 3120 Larkspur Drive, Nashville, TN 37207

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantors do further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantors, but no further or otherwise.

The remainder of this page has been intentionally left blank.

Signature page to follow.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal the day and year first above written.

LAM N. PHAM

TRI THI MAI

STATE OF TENNESSEE }

COUNTY OF Rutherford

On this 20 day of March, 2019, before me personally appeared **LAM N. PHAM** and **TRI THI MAI** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 6.19.21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LAM N. PHAM

TRI THI MAI

Subscribed and sworn to before me this 20 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 6-19-21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual **consideration or value**, whichever is greater, for this transfer is $ _____.

Personal Loan Program
Affiant

Subscribed and sworn to before me this 6 day of March, 2019.

Tonya Greer
Notary Public

My Commission Expires: 6.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

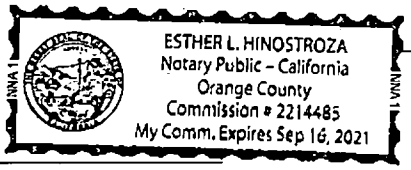
I,____Araceli Gallardo_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, ____Araceli Gallardo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)