WARRANTY DEED

Karen Johnson Davidson County
Batch# 250612 DEEDWARR
07/01/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190701-0063447

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Hai Nguyen	New Owner	10208007600
(NAME)	(NAME)	
6613 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald K. McPherson and Eunice Ann McPherson, Trustees of the Ronald K. McPherson Living Trust, established by the Revocable Trust Agreement of Ronald K. McPherson, Dated April 8, 2008,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeremy Hai Nguyen,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 80 on the Plan of Horton Heights, Section 2, as of record in Book 1835, Page 128, Register's Office for said County.

Said Lot No. 80 fronts 90 feet on the southeasterly side of Charlotte Pike and runs back 241.7 feet on the northeasterly line and 243.3 feet on the southwesterly line to a dead line, measuring 90 feet thereon.

Being the same property conveyed to Ronald K. McPherson and Eunice Ann McPherson, Trustees of the Ronald K. McPherson Living Trust, established by the Revocable Trust Agreement of Ronald K. McPherson, Dated April 8, 2008 by deed dated April 8, 2008 from Ronald K. McPherson of record in Instrument No, 20080626-0065623, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6613 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this **24th** day of **June, 2019.**

Ronald K. McPherson and Eunice Ann McPherson, Trustees of the Ronald K. McPherson Living Trust, established by the Revocable Trust Agreement of Ronald K. McPherson, Dated April 8, 2008

By: Ronald K. McPherson Trustee
Ronald K. McPherson, Trustee

By: Eunice Ann McPher— Trustee
Eunice Ann McPherson, Trustee

State of **Tennessee**
County of **Davidson**

Personally appeared before me, a notary public in and for the state and county aforementioned, Ronald K. McPherson and Eunice Ann McPherson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of Ronald K. McPherson and Eunice Ann McPherson, Trustees of the Ronald K. McPherson Living Trust, established by the Revocable Trust Agreement of Ronald K. McPherson, Dated April 8, 2008 and that they as such Trustees executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Trustees.

WITNESS my hand and seal this **24th** day of **June, 2019.**

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Nguyen-6613

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, KRISTEN TRAINI, 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 document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

