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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 278445 DEEDWARR
09/03/2019 12:11:56 PM 2 pgs
Fees: $13.00 Taxes: $847.30
20190903-0088469

WARRANTY DEED

Address New Owner(s):
Ut T. Lam
4509 Andrew Jackson Parkway
Hermitage, TN 37076

Send Tax Bills to:
New Owner

Map/Parcel: 07503003500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mabel Clodfelter, Trustee under the Revocable Trust Agreement of Mabel Clodfelter dated April 3, 2013**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Ut T. Lam, an unmarried woman ,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 106 on the Plan of Tulip Grove, Section 2, as of record in Book 3700, pagge 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mabel Clodfelter, Trustee under the Revocable Trust Agreement of Mabel Clodfelter dated April 3, 2013, by Quitclaim Deed from Mabel P. Clodfelter, dated April 3, 2013, and filed at Instrument No. 20130409-0035178, Register's Office for Davidson County, Tennessee.

The above described property is not the martial residence of Grantor and has never been used as a marital residence.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; all matters as shown on the recorded plat; and any and all restrictions and zoning regulations which may be applicable.

This is improved property known as: 4509 Andrew Jackson Parkway, Hermitage, TN 37076

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 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 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 hand(s) as on the date shown on the Notary forms.

Mabel Clodfelter Trustee
Mabel Clodfelter, Trustee

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mabel Clodfelter, Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of August, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3/8/22 Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 229,000.00

Affiant

Subscribed and sworn to before me this 30th day of August, 2019.

My Commission Expires: 3/8/22 Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022