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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/23

(AFFIX SEAL)

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 283187 DEEDWARR
09/10/2019 09:11:40 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50

20190910-0091224

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phuoc Vinh Phan and Nancy Ngoc Pham 4303B Dale Avenue Nashville, TN 37204	NEW OWNER	131-08-0P-002.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Miguel Elizondo, Jr. and Trista Elizondo, Co-Trustees of the Elizondo Family Living Trust, dated October 17, 2000, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Phuoc Vinh Phan and Nancy Ngoc Pham, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of 4303 Dale Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4303 Dale Avenue Cottages, a Horizontal Property Regime with Private elements, of record as Instrument No. 20150421-0035339, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4303 Dale Avenue Cottages, a horizontal property regime with private elements, contained in said declaration, the Plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20150421-0035339, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Miguel Elizondo, Jr. and Trista Elizondo, Co-Trustees of the Elizondo Family Living Trust, dated October 17, 2000 by Warranty Deed from Kimberly Knoller, an unmarried woman, dated 04/26/2018, and recorded 05/01/2018 of record in Deed Instrument 201805010040842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4303B Dale Avenue, Nashville, TN 37204

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 hand(s) this the 9th day of September, 2019.

Miguel Elizondo, Jr., Trustee

Trista Elizondo, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Miguel Elizondo, Jr. and Trista Elizondo, Co-Trustees of the Elizondo Family Living Trust, dated October 17, 2000 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of September, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

