WARRANTY DEED

Karen Johnson Davidson County
Batch# 300532 DEEDWARR
10/14/2019 10:32:16 AM 3 pgs
Fees: $18.00 Taxes: $888.00

20191014-0104943

Address New Owners as:	Tax Bill To:	Map / Parcel
Van T. Nguyen and Anh T.N. Phan 3973 Drakes Branch Rd. Nashville TN 37218	New Owner	69-0-24.03

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-08-16012

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mitchell H. Parks, executor for Estate of Mitchell S. Parks, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Van T. Nguyen and Anh T.N. Phan, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being known as the T.P. Mims land on Drakes Branch Road and being described as follows:

Beginning at an iron pin on the north margin of Drakes Branch Road, a 50 foot road, at a point North 65 degrees 45 minutes East a distance of 182.5 feet from the Southeast corner of Lot No. 18 in Enchanted Hills, as of record in Book 3300, Page 96, in the Register's Office for Davidson County, Tennessee, thence North 24 degrees 15 minutes West a distance of 225 feet to an iron pin; thence, North 65 degrees 45 minutes a distance of 96 feet to an iron pin on the westerly margin of a 50 foot dedication; thence, with said westerly margin, South 24 degrees 14 minutes East a distance of 200 feet to an iron pin; thence, with a 25 foot radius curve to the right a distance of 39.27 feet to an iron pin on the North margin of Drakes Branch Road; thence, with said North Margin, South 65 Degrees 45 minutes West a Distance of 71 feet to the point of BEGINNING.

Being the same property conveyed to Mitchell Parks, unmarried, by Warranty Deed from Edward Page-EL and wife, Ann Page-EL of record in Instrument Book 7660, Page 250, Register's Office for Davidson County, Tennessee.

This is improved property known as 3973 Drakes Branch Road Nashville TN 37218.

This conveyance is subject to the following:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
2. Subject to a 130' building setback line from Drakes Branch Road as shown in Book 3763, Page 144, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me this 11 day of October, 2019.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 11 day of October, 2019.

The Estate of Mitchell Parks

Mitchell Parks, Executor

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Martha H. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and seal, at Nashville, Tennessee, this 11 day of October 2019.

Notary Public

My Commission Expires: 6/11/2023

