Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1883TN

Karen Johnson Davidson County
Batch# 303193 DEEDWARR
10/21/2019 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20191021-0107627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE (illegible) October, 2019.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Loan Xuan Lam and Jenny Nguyen Lam 6833 Sunnywood Dr. Nashville, TN 37211	Send to new owner	181 01 0A 048.00

WARRANTY DEED

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, WE, **Gryffindor's Place, LLC**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loan Xuan Lam and Jenny Nguyen Lam, husband and wife,** 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:

Property known as 6833 Sunnywood Dr. Nashville, TN 37211, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Section One, Sugar Valley, R20 Residential P.U.D. of record in Plat Book 9700, Page 709-711, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Gryffindor's Place, LLC by deed from David P. Wiemers and wife, Amanda J. Wiemers, dated 07/03/2017 filed and recorded 07/06/2017 of record as Instrument No. 20170706-0067858, said Register's Office.

Tax Map and Parcel ID is as follows 181 01 0A 048.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 6833 Sunnywood Dr., Nashville, TN 37211

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 unemcumbered, 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 hand this 16th day of October, 2019.

Gryffindor's Place, LLC
Gryffindor's Place, LLC
BY: Debra A. LoCurto President
Debra A. LoCurto, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Debra A. LoCurto,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Debra A. LoCurto, President of Gryffindor's Place, LLC**, the within named bargainor, a limited liability company, and that she as **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **President of Gryffindor's Place, LLC**

Witness my hand and official seal at office this 16th day of October, 2019.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 19-1883TN

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)

