WARRANTY DEED

Karen Johnson Davidson County
Batch# 312824 DEEDWARR
11/07/2019 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $573.50
20191107-0115223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME THIS 6TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHANNON THIELEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 27, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Canh M. Pham and Chau H. Ly	Canh M. Pham and Chau H. Ly	162 06 0 093.00
(NAME) 216 Wesley Court	(NAME) P O Box 90678	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, WE, **Larry Dean Claybaker, Jr. and Charles Dale Claybaker and Kathi Christine Pharris and Shelli Tate Claybaker**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Canh M. Pham and wife, Chau H. Ly**, 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 in Davidson County, Tennessee, being Lot No. 19 on the Plan of Fair Oaks Subdivision Section I, as of record in Book 4175, Page 42 and 43, Register's Office for Davidson County, Tennessee.

SAID Lot 19 fronts 85 feet on the southwesterly side of Sterry Court and extends back 128.85 feet on the northwesterly line and 127.80 feet on the southeasterly line to a dead line at the rear measuring 84.95 feet thereon.

Being the same property conveyed to Larry Dean Claybaker, Sr., and wife, Patricia Gunn Claybaker by Quitclaim Deed from John A. Wade, Trustee dated July 7, 1976 and recorded July 8, 1976 in Book 5043, Page 233, in said Register's Office for Davidson County, Tennessee. The said Patricia Gunn Claybaker having died on September 23, 2010 leaving Larry Dean Claybaker, Sr. as the surviving tenant by entirety. The said Larry Dean Claybaker, Sr. having died intestate on May 26, 2019 leaving Larry Dean Claybaker Jr., Charles Dale Claybaker, Kathi Christine Pharris and Shelli Tate Claybaker as his sole heirs at law, his estate being probated in case no. 19P996, Probate Court Davidson County, Tennessee. See Affidavit of Heirship filed simultaneously herewith. of record in Instrument No. 201911070115222.

This property does not constitute the primary residence of the Grantee and is for investment purposes only

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1910737SSO

unimproved ☐

This is improved ☒ property, known as 229 Sterry Court, Antioch, TN 37013

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 our hands this 5th day of November, 2019

Larry Dean Claybaker, Jr.

Kathi Christine Pharris

STATE OF TENNESSEE

COUNTY OF DAVIDSON

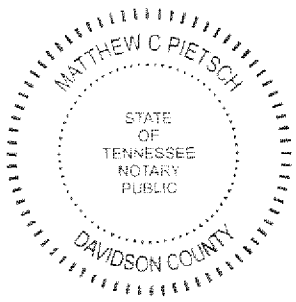
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Larry Dean Claybaker, Jr.and Kathi Christine Pharris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



File Number: GRN-1910737SSO

Charles Dale Claybaker

STATE OF FLORIDA

COUNTY OF PINELLAS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charles Dale Claybaker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public

My Commission Expires: 2/7/2022

(SEAL)

RUSSELL D. DUZA
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG184002
My Commission Expires 2/7/2022

File Number: GRN-1910737SSO

Shelli Tate Claybaker

STATE OF FLORIDA

COUNTY OF Pinellas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Shelli Tate Claybaker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2019.

Notary Public

My Commission Expires: Aug 24, 2023

(SEAL)

CHARLENE WORRELL
Notary Public - State of Florida
Commission # GG 346837
My Comm. Expires Aug 24, 2023
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

File Number: GRN-1910737SSO

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020