THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 319120 DEEDWARR
11/25/2019 03:03:30 PM 8 pgs
Fees: $43.00 Taxes: $712.25
20191125-0121717

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$192,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS

21st DAY OF November, 2019.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Canh Pham and Chan H. Ly 63 Antioch Pike Nashville, TN 37211	Canh Pham and Chan H. Ly P.O. Box 90678 Nashville, TN 37209	133-04-0-017

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shirlene Mobley, Lester Bailey, Allen King, Kathy Greer, Wayne King, and Joseph King,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Canh Pham and Chan H. Ly, husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 225**, on the Plan of Glencoe Acres, Section II, as of record in Book 1835, Pages 136, 137, and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 225 fronts 110.0 feet on the southwesterly side of Old Antioch Pike, and extends back between lines, 199.1 feet on the northwesterly side and 193.5 feet on the southeasterly side to a dead line in the rear on which it measures 115.0 feet.

Being the same property conveyed to Ewing King, and wife, Margaret Thompson King, their heirs and assigns, by Warranty Deed from Howard Hughes, Harvey Shaw, James Carney and Charles Warhurst, Trustees of the Glencliff Church of the Nazarene, formerly Woodbine Church of the Nazarene of Nashville, Tennessee, of record on October 5, 1964, at Book 3818 Page 554, Davidson County Register of Deeds. Further being the same property conveyed to Margaret Katherine King, by Final Decree of Divorce from Ewing King, of record on July 25, 1988, at Book 7608 Page 863, Davidson County Register of Deeds. Margaret Thompson King and Margaret Katherine King are the same person. Margaret Katherine King is now deceased. Per the Last Will and Testament of Margaret K. King, filed for probate in the Probate Court for Wilson County, Tennessee, under Docket No. 2019PR295, Margaret K. King (also known as Margaret Thompson King and Margaret Katherine King) devised the subject property to Shirlene Mobley, Lester Bailey, Allen King, Kathy Greer, Wayne King, and Joseph King.

This property is commonly known as 63 Antioch Pike, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, as of the dates noted below on our separate signature pages, which will be assembled together to create a final original document:

Allen King Date: 11-19-19

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF HERNANDO

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

Witness my hand and official seal, this 19 day of November, 2019:

Amber Castleman
Notary Public

My Commission Expires: 4/30/20

AMBER CASTLEMAN
Notary Public - State of Florida
Commission # FF 963698
My Comm. Expires Apr 30, 2020
Bonded through National Notary Assn.

Shirlene Mobley Date: 11-10-19
Shirlene Mobley

COUNTY OF Davidson

STATE OF Tenn

NOTICE TO NOTARY: ***Do not alter the form of acknowledgment below*****, even if you are taking the acknowledgment in a state other than Tennessee.**
You must affix your stamp or seal of office.

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

Witness my hand and official seal, this 10th day of November, 2019:

Notary Public

My Commission Expires: 3/25/2021

Heather Croney
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG287056
Expires 3/25/2021

Lester Bailey Date: 11/8/2019

Lester Bailey

COUNTY OF Knox

STATE OF Tennessee

NOTICE TO NOTARY: ***Do not alter the form of acknowledgment below, even if you are taking the acknowledgment in a state other than Tennessee. You must affix your stamp or seal of office.***

VALARIE JEAN BEAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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

Witness my hand and official seal, this 8th day of November, 2019:

Valarie Jean Bean
Notary Public

My Commission Expires: February 2, 2020

Kathy Greer Date: 11-12-19

Kathy Greer

COUNTY OF Wilson

STATE OF TN

NOTICE TO NOTARY: ***Do not alter the form of acknowledgment below*, even if you are taking the acknowledgment in a state other than Tennessee.**
You must affix your stamp or seal of office.

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

Witness my hand and official seal, this 12 day of November, 2019:

Sara L Davenport
Notary Public

My Commission Expires: 2-19-23

SARA L. DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Wayne King Date: 11-7-19

Wayne King

COUNTY OF Wilson

STATE OF TN

NOTICE TO NOTARY: ***Do not alter the form of acknowledgment below*, even if you are taking the acknowledgment in a state other than Tennessee.** ***You must affix your stamp or seal of office.***

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

Witness my hand and official seal, this 7 day of November, 2019:

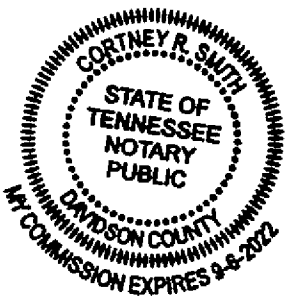
Notary Public

My Commission Expires: Feb 10, 2021

HEATHER B. SCHMITT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires February 10, 2021

Joseph King Date: 11-14-19

Joseph King



COUNTY OF davidson

STATE OF tennessee

NOTICE TO NOTARY: ***Do not alter the form of acknowledgment below, even if you are taking the acknowledgment in a state other than Tennessee. You must affix your stamp or seal of office.***

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

Witness my hand and official seal, this 14th day of November, 2019:

Cortney R. Smith

Notary Public

My Commission Expires: 9.6.2022

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

