Karen Johnson Davidson County
Batch# 336823 DEEDWARR
12/31/2019 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,026.75
20191231-0135027

ADDRESS NEW OWNER AS:
Michael Paul Alexander and
420 Wilclay Dr.
Nashville, TN 37209

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

SEND TAX BILLS TO:
Finance of America Commercial, LLC
6230 Fairview Rd., Ste 300
Charlotte, NC 28210

Map & Parcel: 102-04-0-145.00

THIS DEED OF CONVEYANCE, executed and delivered by **GINA N. TRAN**, unmarried, hereinafter called the Grantor, to **MICHAEL PAUL ALEXANDER**, married, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 822 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

PLAT MATTERS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gina N. Tran, a single woman, by deed from Sang Minh Henry, recorded March 27, 2019 in Instrument No. 20190327-0027686, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on the date indicated in the notary acknowledgement below.

GINA N. TRAN

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gina N. Tran** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 23rd day of December, 2019.

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-12-2021 ROBERTSON COUNTY

NOTARY PUBLIC

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$277,500.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 26th day of December, 2019.

My Commission Expires: 11.20.23

NOTARY PUBLIC/Register

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY