WARRANTY DEED

Karen Johnson Davidson County
Batch# 362368 DEEDWARR
02/24/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20200224-0020161



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Krista McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-020196

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Liem Thanh Nguyen Vo	Liem Thanh Nguyen Vo	
(NAME) 110 Sycamore Dr.	(NAME) 110 Sycamore Dr.	150-01-0-256.00
(ADDRESS) White House, TN 37188	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighteen Thousand And No/100 Dollars ($218,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LINDSEY D. CRAFT AND MATTHEW PFUNTNER, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LIEM THANH NGUYEN VO, UNMARRIED WOMAN, 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 located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 739 on the Plan of Edge-O-Lake Estates, Section 17 as of Record in Book 4460, Page 44, Register's Office for said county.

Said lot fronts Desplane Dr. 90.0' and 140.0' on the Easterly side of lot and 147.15' on the Westerly side of Lot to a point in the rear measuring 72.49'.

Being the same property conveyed to Lindsey D. Craft and Matthew Pfuntner, both unmarried by Warranty deed from Scott P. Allen and Wendi McConnell, both unmarried of record in Instrument No. 20100331-0023877 Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on March 31, 2010.

unimproved ☐
This is improved ☒ property, known as 2844 Desplane Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Lindsey D. Craft and Matthew Pfuntner, WIFE AND HUSBAND this 21 day of February, 2020.

Lindsey D. Craft

Matthew Pfuntner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 21st day of February, 2020, before me personally appeared Lindsey D. Craft and Matthew Pfuntner, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of February, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY