# WARRANTY DEED

Karen Johnson Davidson County
Batch# 427071 DEEDWARR
06/26/2020 11:29:37 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200626-0069351

BM-CBB-20-118

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Ryan Tran and Linh Thi Huynh** | **New Owner** | |
| (NAME) **423 Janette Avenue** | (NAME) | **034-01-0-070.00** |
| (ADDRESS) **Goodlettsville, TN 37072** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LULA MAE HIRE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN TRAN AND LINH THI HUYNH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in said County, as follows:

Tract I: Being Lots Nos. 53, 54 and 55 on the Plan of the Subdivision of Parts of Blocks L and M of Dupont City, as of record in Book 421, Page 125, Register's Office for said County, and described together as follows:

Said Lots Nos. 53, 54 and 55 adjoin and front together 75 feet on the Southerly side of Glancy Street, and run back 161.2 feet on the Westerly line of Lot No. 53 and 163.3 feet on the Easterly line of Lot No. 55, to an alley in the rear on which it measures 75 feet.

Tract II: Being Lots Nos. 56, 57 and 58 on the above mentioned plan and described together as follows:

Said Lots adjoin and front together 75 feet on the Southerly side of Glancy Street, and run back, 163.3 feet on the Westerly line of Lot 56 and 165.4 feet on the Easterly line of Lot No. 58 to an alley in the rear on which they measure 75 feet.

The West 2 feet of Lot 58 is subject to an easement for a water line as set out in the deed of record in Book 2752, Page 426, said Register's Office, and Lot 55 subject to as set out in Book 2485, Page 291 said Registers Office.

Also included in conveyance is portion of closed alley along the rear of Gleaves Street behind subject lots as closed per Ordinance No. 73-150 by the City of Goodlettsville, Tennessee.

Being the same property conveyed to G. W. Hire and wife, Lula Mae Hire by Warranty Deed from W. C. Moncrief and Co., Inc., a Tennessee Corporation of record in Book 2910, Page 573, Register's Office for Davidson County, Tennessee, dated June 11, 1959 and recorded on June 16, 1959. The said G. W. Hire having since died on November 7, 2019. leaving Lula Mae Hire as surviving tenant by the entirety.

**Durable Power of Attorney previously recorded in Instrument Number 20200615-0061139.**

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Book 421, Page 125, Register's Office for Davidson County, Tennessee;
- Ordinance No. 73-150 to city of Goodlettsville for Alley Closure.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 Glancy Street, Building 1 and 2, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF JUNE, 2020.

Lula Mae Hire by Arthur J. Wimberly Attorney In Fact
Lula Mae Hire by Arthur J. Wimberly, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur J. Wimberly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LULA MAE HIRE, and who acknowledged he/she/they executed the same as the free act and deed of the said LULA MAE HIRE.

Witness my hand and official seal, this the 5th of June, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212