Karen Johnson Davidson County
Batch# 457623 DEEDWARR
08/17/2020 07:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,311.65
20200817-0091607

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8237

STATE OF TENNESSEE
COUNTY OF Williamson

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $354,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2020.

Notary Public
My Commission Expires: 9-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Duc Vinh Pham and Thi Thanh Hien Nguyen 161 Blackpool Drive Nashville, TN 37013	Same As New Owner	173-10-0C-028.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Zachary Bingham and Kelly Bingham, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Duc Vinh Pham and Thi Thanh Hien Nguyen, husband and wife**, 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. 127 on the Plan of Final Plat, Delvin Downs, Phase 1 of record in Instrument No. 20070807-0094328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Bingham and Kelly Bingham, husband and wife, by Warranty Deed from Brice A. McMaster and Samantha Cunningham McMaster, husband and wife, of record in Instrument No. 20181008-0099563, Register's Office for Davidson County, Tennessee, dated October 5, 2018 and recorded on October 8, 2018.

This Instrument executed on behalf of Zachary Bingham and Kelly Bingham ("Principal") by Sondra Moungey pursuant to the Power of Attorney of record in Instrument Number _20200817009160 5___*___, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference. * 202008170091606

This is ☒ improved or ☐ unimproved property located at: **161 Blackpool Drive, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other

easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2020.

GRANTOR:

Zachary Bingham By SM AIF
Zachary Bingham by Sondra Moungey, his Attorney-In-Fact

Kelly Bingham By SM AIF
Kelly Bingham by Sondra Moungey, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sondra Moungey, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Zachary Bingham and that she is authorized by Zachary Bingham to execute this instrument on his behalf.

WITNESS my hand and seal at office this 14th day of August, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sondra Moungey, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Kelly Bingham and that she is authorized by Kelly Bingham to execute this instrument on her behalf.

WITNESS my hand and seal at office this 14th day of August, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"
TO Warranty Deed
From: Zachary Bingham and Kelly Bingham
To: Duc Vinh Pham and Thi Thanh Hien Nguyen

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Sondra Mounger, Affiant

WITNESS my hand and seal at office this 14th day of August, 2020.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

