Name and Address of New Owner:
Loan Xuan Lam and Jenny Nguyen Lam
4820 Linbar Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 468459 DEEDWARR
09/02/2020 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20200902-0099853

Send Tax Bills To:
Navigator Lending Solutions
3000 Gulf to Bay Blvd, Suite 208
Clearwater, FL 33759

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13413015900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rogelio Najera Castro, unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Loan Xuan Lam and Jenny Nguyen Lam, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot no. 244 on the plan of Kenilworth Estates, Section Four, of record in Book 3300, pages 34, 35, and 36, Register's Office for said County.

SAID Lot No. 244, which is a corner lot, fronts 71.0 feet on the easterly margin ofLinbar Drive and fronts 76.0 feet on the northerly margin of Eisenhower Drive, said frontage being joined by curve having a length of 31.4 feet, and extends back 98.4 feet on the northerly line and 100.0 feet on the easterly line to a point of intersection.

Being the same property conveyed to Rogelio Najera Castro by Warranty Deed from Robert Anthony Bromley, Michael David Bromley, and Shawn Christian Bromley, Heirs-at Law of Sherry Borders Bromley, aka, Sherry B. Bromley, dated November 3, 2004, of record in Instrument No. 20041210-0147121, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4820 Linbar Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2020.

Rogelio Najera Castro (SEAL)
Rogelio Najera Castro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2020, before me personally appeared Rogelio Najera Castro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2020.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2021

Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER (co))

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
~~28th~~ 1st day of ~~August,~~ September 2020.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public
My commission expires: OCT 20 2020
File No. 20-1350

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

