Name and Address of New Owner:
Phommachanh Jane Souksavong and Anousack Bob Souksavong
6533 Holt Road
Nashville, TN 37211

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 483063 DEEDWARR
09/25/2020 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,758.30
20200925-0110320

Map & Parcel No: 18000001900

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, **Jimmy W. DeLoach and Darcia DeLoach, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phommachanh Jane Souksavong and Anousack Bob Souksavong, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land In the 6th Civil District of Davidson County, Tennessee, being tract No. 6 of the unrecorded subdivision of the Marvin W. Moore Farm.

BEGINNING at a point in the southerly margin of Holt Road, said point being a common corner of Tract No. 5 and Tract No. 6 of said subdivision, thence with the said southerly margin of Holt Road, S 88° 35' 00" E. 214 feet to a point, said point being a common corner of Tract No. 6 and Tract No. 7, thence leaving said southerly margin of Holt Road S 1° 25' 00" W, 840.32 feet to a point, thence N 84° 53' 33" W, 214.45 feet to a point, thence N 1° 25' 00" E a 826.06 feet to the point of beginning, containing four acres, more or less.

Being the same property conveyed to Jimmy W. DeLoach and Darcia DeLoach, husband and wife by Warranty Deed from Elizabeth M. Jones, unmarried, dated June 27, 2019, of record in Instrument No. 20190717-0069801, in the said Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Frank L. Jones and wife, Elizabeth M. Jones by Warranty Deed from J.R. Read and Eugene Williams dated April 2nd 1970 and recorded April 2nd 1970 in Book 4408, Page 835 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and 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: 6533 Holt Road, 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 24th day of September, 2020.

_____(SEAL)
Darcia DeLoach

_____(SEAL)
Jimmy DeLoach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2020, before me personally appeared Darcia DeLoach and Jimmy DeLoach, 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 24th day of September, 2020.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/04/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $475,215.00, 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 24th day of September, 2020.

WILLIAM D. CASTLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 05/04/2023
File No. 20-1390

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

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

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212