WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $106,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 519557 DEEDWARR
11/20/2020 01:48:09 PM 3 pgs
Fees: $18.00 Taxes: $392.20

20201120-0136924

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)
Phuoc Vinh Phan	**New owner**	
(NAME) **4303B Dale Avenue**	(NAME)	**058-00-0-156.00 AND 058-00-0-157.00**
(ADDRESS) **Nashville, TN 37204**	(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, **PATRICIA ANN PARRISH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHUOC VINH PHAN, MARRIED,** 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:

TRACT 1 - 3540 VESTER LANE - TAX MAP AND PARCEL NO. 058-156.00

A CERTAIN TRACT OR PARCEL OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT A POINT IN THE CENTER OF A COUNTY LANE AT THE INTERSECTION OF THE NORTH LINE OF A 12 FOOT LANE (SOMETIMES CALLED VESTER LANE) AT THE SOUTHWEST CORNER OF LOT NO. 1; THENCE WITH THE NORTH LINE OF SAID VESTER LANE, NORTH 83 DEGREES 30 MINUTES EAST 185 FEET TO A POINT IN THE NORTH MARGIN OF SAID VESTER LANE, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE NORTH 9 DEGREES WEST 110 FEET TO AN IRON PIN, IN FENCE LINE; THENCE NORTH 83 DEGREES 30 MINUTES EAST 64 FEET TO A POINT; THENCE SOUTH 7 DEGREES 30 MINUTES EAST 110 FEET (WITH CLARENCE DOUGLAS' WEST LINE) TO AN IRON PIN IN THE NORTH MARGIN OF VESTER LANE; THENCE WITH THE NORTH MARGIN OF VESTER LANE, SOUTH 83 DEGREES 30 MINUTES WEST 61 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. PEMBERTON AND BRENDA MARIE FRADY, WITH THE SURVIVOR TAKING THE ENTIRE FEE BY WARRANTY DEED FROM WILLIE FRANK PHILLIPS, JR. AND WIFE, ETHEL PAULINE PHILLIPS OF RECORD IN BOOK 7669, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 03, 1988 AND RECORDED ON OCTOBER 04, 1988. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $9,000.00.) BEING ALSO KNOWN AS 3540 PEWITT ROAD NASHVILLE, TENNESSEE 37218.

ROBERT LEE PEMBERTON DIED SEPTEMBER 6, 1995, LEAVING BRENDA MARIE FRADY IN FEE TITLE.

BRENDA MARIE FRADY DIED DECEMBER 19, 2015, HER ESTATE BEING ADMINISTERED THROUGH DAVIDSON COUNTY PROBATE COURT (FOR MUNIMENT OF TITLE ONLY), IN DOCKET NO. 16P328. BY LAST WILL AND TESTAMENT OF BRENDA MARIE FRADY THE SUBJECT PROPERTY WAS DEVISED TO PATRICIA ANN PARRISH.

TRACT 2 - ZERO PEWITT ROAD - TAX MAP AND PARCEL 058-00-0-157.00

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE NORTH LINE OF PEWITT ROAD (SOMETIMES CALLED VESTER

LANE), AT THE SOUTHEAST CORNER OF A LOT CONVEYED TO ROBERT L. PEMBERTON AND BRENDA MARIE FRADY, BY DEED FROM WILLIE FRANK PHILLIPS, JR. AND WIFE, ETHEL PAULINE PHILLIPS, OF RECORD IN BOOK 7669, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EAST LINE OF SAID LOT, NORTH 07 DEGREES 30 MINUTES WEST 110.91 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES EAST 49.86 FEET TO A POINT, THE NORTHWEST CORNER OF RAY KIRBY; THENCE WITH KIRBY'S WEST LINE, IN A SOUTHEASTERLY DIRECTION 109.98 FEET TO A POINT IN THE NORTH MARGIN OF SAID ROAD; THENCE WITH THE NORTH MARGIN OF SAID ROAD, SOUTH 83 DEGREES 30 MINUTES WEST 50 FEET TO THE BEGINNING.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ROBERT L. PEMBERTON, OF RECORD IN BOOK 7123, PAGE 392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 27, 1987 AND RECORDED ON FEBRUARY 2, 1987. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $32,000.00)

BEING THE SAME PROPERTY CONVEYED TO ROBERT L. PEMBERTON AND BRENDA MARIE FRADY, WITH THE SURVIVOR TAKING THE ENTIRE FEE BY QUITCLAIM DEED FROM ROBERT L. PEMBERTON, UNMARRIED, OF RECORD IN BOOK 9614, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 8, 1995 AND RECORDED ON MARCH 8, 1995. (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $ZERO.) BEING ALSO KNOWN AS ZERO PEWITT ROAD NASHVILLE, TENNESSEE 37218.

LESS AND EXCEPT THAT PROPERTY CONVEYED OUT IN DEED BOOK 9614, PAGE 858, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERSECTION OF THE EAST MARGIN OF A COUNTY LANE AND THE NORTH MARGIN OF PEWITT ROAD (SOMETIMES CALLED VESTER LANE); THENCE WITH THE EAST MARGIN OF THE COUNTY LANE, NORTH 17 DEGREES WEST 330.03 FEET TO A POINT; THENCE WITH A FENCE, NORTH 57 DEGREES EAST 413.26 FEET TO A CORNER POST IN SAID FENCE; THENCE WITH A FENCE, IN A SOUTHEASTERLY DIRECTION 393.70 FEET TO A POINT, THE NORTHEAST CORNER OF RAY KIRBY; THENCE WITH KIRBY'S NORTH LINE, AND THE NORTH LINES OF TWO LOTS BELONGING TO ROBERT L. PEMBERTON AND BRENDA MARIE FRADY, SOUTH 83-1/2 DEGREES EAST 163.55 FEET TO A POINT, THE NORTHWEST CORNER OF THE ROBERT L. PEMBERTON AND BRENDA MARIE FRADY'S LOT AS SHOWN OF RECORD IN BOOK 7669, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH PEMBERTON AND FRADY'S EAST LINE, SOUTH 9 DEGREES EAST 111.91 FEET TO A POINT IN THE NORTH MARGIN OF PEWITT ROAD; THENCE WITH THE NORTH MARGIN OF PEWITT ROAD, SOUTH 83 DEGREES 30 MINUTES WEST 174.20 FEET TO THE BEGINNING.

ROBERT LEE PEMBERTON DIED SEPTEMBER 6, 1995, LEAVING BRENDA MARIE FRADY IN FEE TITLE.

BRENDA MARIE FRADY DIED DECEMBER 19, 2015, HER ESTATE BEING ADMINISTERED THROUGH DAVIDSON COUNTY PROBATE COURT (FOR MUNIMENT OF TITLE ONLY), IN DOCKET NO. 16P328. BY LAST WILL AND TESTAMENT OF BRENDA MARIE FRADY THE SUBJECT PROPERTY WAS DEVISED TO PATRICIA ANN PARRISH.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 109, Register's Office for Davidson County, Tennessee.
- Sewer Drainage Easement to Metro of record in Book 8197, Page 282, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3540 and Zero Pewitt Road, Nashville, Tennessee 37218**.

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 16th DAY OF NOVEMBER, 2020.

Patricia Ann Parrish

Patricia Ann Parrish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ANN PARRISH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2020.

Darlene Edwards

Notary Public
My Commission Expires: 6-19-2024
(SEAL)

ROBERTSON COUNTY
DARLENE EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC

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