Karen Johnson Davidson County
Batch# 524767 DEEDWARR
12/04/2020 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $6,752.50
20201204-0141232

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031320** JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2020. Notary Public My Commission Expires: 9.20-2023

WARRANTY DEED

Address New Owner: Nhue Lap Do and Clair Li 2411 Oakland Avenue Nashville TN 37212	Send Tax Bills To: First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Tax Information: Tax Parcel ID No. 104 16 0 205.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David A. Bailey, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nhue Lap Do and ClaireLi, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 168 on Belmont Land Co's Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the West side of Oakland Avenue and extends back between parallel lines 175 feet, more or less, to an alley in the rear.

Being the same property conveyed to David A. Bailey, married, by Warranty Deed from Marvyn H. Tipps (fka Marvyn H. Bacigalupo), of record in Instrument No. 20070727-0089678, in the Register's Office of Davidson County, Tennessee, dated July 16, 2007 and recorded on July 27, 2007. Also see Affidavit of Scrivener's Error of record in Instrument No. 20070806-0093263, Register's Office of Davidson County, Tennessee.

Stephanie Bailey joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co's Plan, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20110509-0035296.

This is improved property located at 2411 Oakland Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of November, 2020.

David A. Bailey

Stephanie Bailey

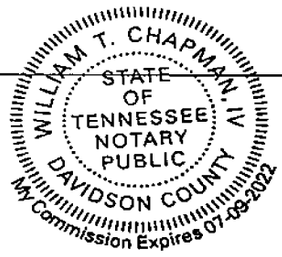
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Bailey and Stephanie Bailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2020.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop 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: 1-3-23

Notary's Seal (If on paper)

CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY