Name and Address of New Owner:
Evan Eason
5005 Pebble Creek Drive
Nashville, TN 37013

Send Tax Bills To:
Evan Eason

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 14906004200

Karen Johnson Davidson County
Batch# 537653 DEEDWARR
12/18/2020 11:18:29 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20201218-0150187

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, **Thi Hanh Nguyen now know as Kimberly Hanh Bui and husband, Billy Phong Bui**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evan Boyd Eason, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Pebble Creek, Section 5-B, of record in Plat Book 5210, Page 310, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thi Hanh Nguyen and husband, Billy Phong Bui, recorded on April 19, 2017, of record in Instrument No. 20170419-0038447, Register's Office for Davidson County, TN. The said Thi Hanh Nguyen is now known as Kimberly Hanh Bui.

This is improved property known as 5005 Pebble Creek Dr., Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17th day of December, 2020.

_____ (SEAL)
Kimberly Hanh Bui

_____ (SEAL)
Billy Phoung Bui

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2020, before me personally appeared Kimberly Hanh Bui and Billy Phoung Bui, 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 17th day of December, 2020.

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

_____
Notary Signature
My commission expires: 10/21/2023

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 $265,000.00, 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
17th day of December, 2020.

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

_____
Notary Public
My commission expires: 7/3/23
File No. 2020-1949