Karen Johnson Davidson County
Batch# 543933 DEEDWARR
12/31/2020 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20201231-0155078

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $330,000

Melissa Loeser
Affiant Signature

Subscribed and sworn to before me on this the 11th Day of Dec, 2020

Notary Public

My Commission expires 04 / 17 / 2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Jason Phan
804 32nd Ave N.
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09205029100

WARRANTY DEED

20NT03306

Effective the 11th Day of Dec 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Home Solutions Group, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jason Phan, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The following land located in Davidson, Tennessee described as follows:

Land in Davidson County, Tennessee, being the North part of Lot No. 18, Block 1 on the map University Place of record in Book 421 at pages 4 and 5, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Home Solutions Group, LLC, by Warranty Deed from Allison M. Dawkins and wife Betty S. Dawkins, dated 7/15/2020 and recorded 7/27/2020 in Document no. 20200727-0082184, Register's Office for Davidson County, Tennessee .

This is an improved property commonly known as 804 32nd Ave N, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11 day of Dec, 2020

Ronald Ouellette

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Ronald Oullette** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Home Solutions Group, LLC,** the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty
Chasity Petty
My Commission Expires: 9/20/2021

SEAL

