Karen Johnson Davidson County
Batch# 548174 DEEDWARR
01/06/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20210106-0002715

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of December, 2020.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Craig Eggleston and Kelly Eggleston 10514 NE 155th Avenue Vancover, WA 98682	SAME AS NEW OWNER.	-142 07 0J 651.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Phan, an unmarried man**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly D. Eggleston and Craig L. Eggleston, wife and husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 651 Bristol Creek Drive Nashville, TN 37221, County of Davidson to wit:

Land in Davidson County, Tennessee, Being Unit 651, aka Lot No. 36, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions, and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735, as amended in Instrument 20180301-0019441, and Instrument No. 20190607-0054762 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Phan, an unmarried man, by deed from Vastland Northcrest Development, LLC dated 08/06/2018 filed and recorded 08/23/2018 of record in Instrument No. 20180823-0083784, said Register's Office.

Tax Map and Parcel ID is as follows 142 07 0J 651.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 651 Bristol Creek Drive, Nashville, TN 37221

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; and we do covenant with the 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 unemcumbered, 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 GRANTEES, 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 hand this 29th day of December, 2020.

Jason Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2020, before me personally appeared **Jason Phan**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 29th day of December, 2020.

Notary Public

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

Commission Expiration:
4-17-2023

LTE File No.: 20-3017TN

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021