Karen Johnson Davidson County
Batch# 582290 DEEDWARR
03/02/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,827.43
20210302-0026894

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-0037 (Seller Only)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,900.00

Susan C. Marvin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimanh Bui and Van Pham	New owners	155-16-0A-391.00-CO
(NAME)	(NAME)	
6400 Holly Trace Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Susan C. Marvin joined by Eric David Marvin, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimanh Bui and A Van Pham A/K/A Joe A Pham, 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:

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Final Plat of Traceside, Section 11 of record in Plat Book 11700, Page 59, and in Instrument No. 20000922-0094253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan C. Woodard, unmarried by Warranty deed from Joann P. Williams, now known as Joann Hazelwood, married of record in Instrument No. 20090915-0086225 Register's Office for Davidson County, Tennessee, dated September 15, 2009 and recorded on September 15, 2009. The said Susan C Woodard is married and now known as Susan C Marvin.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Instrument No. 20000922-0094253, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the PUD Boundary Plat of record in Plat Book 11700, Page(s) 59, 60 & 61, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 9236, Page 504 and Book 11483, Page 98, amended in Instrument No. 20001114-0112667, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee. Declaration of Protective Covenants, Conditions and Restrictions for Cambron Estates at Traceside and By-Laws of Cambron Estate at Traceside Homeowners Association, Inc. attached as "Exhibit B", of record in Instrument No. 20010116-0004786, Register's Office for Davidson County, Tennessee. Said Protective Covenants, Conditions, and Restrictions allow for the annexation of the Cambron Property (AKA Section 11, Traceside) to Traceside Homeowners Association, Inc. and subjugation to the restrictions for Traceside, namely, Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Traceside of record in Book 9435, Page 493, and First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Traceside of record in Book 9677, Page 675, Register's Office for Davidson County,

Tennessee. Notice of Annexation of Cambron Estates at Traceside of record in Instrument No. 20020111-0004996, and re-recorded in Instrument No. 20020116-0006610, Register's Office for Davidson County, Tennessee. Charter for Traceside Homeowners Association, Inc. of record in Book 9668, Page 894 Register's Office for Davidson County, Tennessee. By-Laws of Traceside Homeowners Association of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee. Agreement for dedication of easement for water line of record in Book 7598, Page 747, Register's Office for Davidson County, Tennessee. Agreement for Revocable Easement of record in Instrument No. 20000202-0010812, Register's Office for Davidson County, Tennessee. Cambron Property prohibition and non-use agreement concerning Traceside common areas and elements of record in Instrument No. 20001114-0112667, Register's Office for Davidson County, Tennessee. Conveyance of Open Space A and Open Space B on the Plan of Section 11, Traceside from Centex Homes, a Nevada general partnership, to Cambron Estates at Traceside Homeowners Association, Inc. of record in Instrument No. 20010221-0016218, Register's Office for Davidson County, Tennessee.

This property, known as 6400 Holly Trace Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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/our hand(s) this 26th DAY OF February, 2021.

Susan C. Marvin

Susan C. Marvin

Eric David Marvin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Susan C. Marvin and Eric David Marvin, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February 2021.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy of Certification

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Spencer Gross

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Crowder, Notary Public

My Commission Expires on 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM