Name and Address of New Owner:
Ngoc Dung Tran and Thi Bich Uyen Tran
7009 Somerset Farms Circle
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 141-07-0B-132.00-CO

Karen Johnson Davidson County
Batch# 584927 DEEDWARR
03/04/2021 02:59:58 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20210304-0028651

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, **Jared R. Smith and Carol Smith, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ngoc Dung Tran and Thi Bich Uyen Tran, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of First Revision, Somerset Farms, Section 4, Phase 2, a Planned Unit Development of record in Plat Book 9700, Page 565, 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 Jared R. Smith and Carol Smith, husband and wife by Warranty deed from Roberta J. Dorfman of record in Instrument No. 20151002-0100433 Register's Office forDavidson County, Tennessee, dated September 30, 2015 and recorded on October 02, 2015.

This conveyance is subject to the current year's property taxes which have prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7009 Somerset Farms Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

Return to:
Broker Title and Escrow, LLC
1404 17th Avenue South

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2021.

_____(SEAL)
Jared R. Smith

_____(SEAL)
Carol Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Jared R. Smith and Carol Smith, 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 26th day of February, 2021.

_____
Notary Signature
My commission expires: 11-8-2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 **$320,000.00**, 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
26th day of February, 2021.

_____
Notary Public
My commission expires: 7/9/24
File No. 21-1848

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024