WARRANTY DEED

File #21147

Karen Johnson Davidson County
Batch# 620607 DEEDWARR
04/22/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $627.15
20210422-0054021

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-18-2023

(AFFIX SEAL)

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF MONTGOMERY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Smokey Tran	NEW OWNER	-093-01-0A-270.00
(NAME)	(NAME)	
510 Gay Street Apt. 1016		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, I, **Sandra M. Carlson, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Smokey Tran and Nhung Tran, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 1016, on the plan of Capitol Towers, more particularly described in the Master Deed for Capitol Towers, of record in Book 8607, Page 417, amended in Book 11072, Page 626, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra M. Carlson and Debra L. Williams, as tenants in common with rights of survivorship by Warranty deed from Randy L. Hargrove and Sharon V. Hargrove of record in Instrument No. 20101208-0097733 Register's Office for Davidson County, Tennessee, dated November 23, 2010 and recorded on December 8, 2010. Debra L. Williams having since died, leaving Sandra M. Carlson as surviving tenancy by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 510 Gay Street Apt. 1016, Nashville, TN 37219
(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 hand this 21st day of April, 2021

Sandra M. Carlson

Sandra M. Carlson

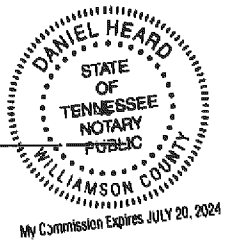
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Sandra M. Carlson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2021.

My commission expires: 7.20.24

Notary Public



RETURN RECORDED DOCUMENTS TO

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

True Copy Certification

I, Jill Simmons, 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.

Jill Simmons
Signature

State of TN

County of Montgomery

Personally appeared before me, Thomas E. Bosecker [Name of Notary], a notary public for this county and state, Jill Simmons [Name of person making certification] 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: 10/16/24

{Notary' Seal}

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY