Karen Johnson Davidson County
Batch# 626140 DEEDWARR
04/30/2021 09:44:33 AM 2 pgs
Fees: $13.00 Taxes: $701.15

20210430-0058060

WARRANTY DEED

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

O-SB-C-21-3540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00.

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leonard E. Palmer, III	American Pacific Mortgage Corp.	
(NAME)	(NAME)	
3540 Pewitt Road	3000 Lava Ridge Ct., Ste. 200	**058-00-0-156.00** **058-00-0-157.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHUOC VINH PHAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEONARD E. PALMER, III, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1

A CERTAIN TRACT OR PARCEL OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

STARTING AT A POINT IN THE CENTER OF A COUNTY LANE AT THE INTERSECTION OF THE NORTH LINE OF A 12 FOOT LANE (SOMETIMES CALLED VESTER LANE) AT THE SOUTHWEST CORNER OF LOT NO. 1; THENCE WITH THE NORTH LINE OF SAID VESTER LANE, NORTH 83 DEGREES 30 MINUTES EAST 185 FEET TO A POINT IN THE NORTH MARGIN OF SAID VESTER LANE, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE NORTH 9 DEGREES WEST 110 FEET TO AN IRON PIN, IN FENCE LINE; THENCE NORTH 83 DEGREES 30 MINUTES EAST 64 FEET TO A POINT; THENCE SOUTH 7 DEGREES 30 MINUTES EAST 110 FEET (WITH CLARENCE DOUGLAS' WEST LINE) TO AN IRON PIN IN THE NORTH MARGIN OF VESTER LANE; THENCE WITH THE NORTH MARGIN OF VESTER LANE, SOUTH 83 DEGREES 30 MINUTES WEST 61 FEET TO THE POINT OF BEGINNING.

TRACT 2

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE NORTH LINE OF PEWITT ROAD (SOMETIMES CALLED VESTER LANE), AT THE SOUTHEAST CORNER OF A LOT CONVEYED TO ROBERT L. PEMBERTON AND BRENDA MARIE FRADY, BY DEED FROM WILLIE FRANK PHILLIPS, JR. AND WIFE, ETHEL PAULINE PHILLIPS, OF RECORD IN BOOK 7669, PAGE 426, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EAST LINE OF SAID LOT, NORTH 07 DEGREES 30 MINUTES WEST 110.91 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES EAST 49.86 FEET TO A POINT, THE

NORTHWEST CORNER OF RAY KIRBY; THENCE WITH KIRBY'S WEST LINE, IN A SOUTHEASTERLY DIRECTION 109.98 FEET TO A POINT IN THE NORTH MARGIN OF SAID ROAD; THENCE WITH THE NORTH MARGIN OF SAID ROAD, SOUTH 83 DEGREES 30 MINUTES WEST 50 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 9614, PAGE 858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to PHUOC VINH PHAN, MARRIED, by deed from PATRICIA ANN PARRISH, UNMARRIED , of record in Instrument No. 20201120-0136924, dated November 16, 2020, said Register's Office.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 109, Register's Office for Davidson County, Tennessee.
- Sewer Drainage Easement to Metro of record in Book 8197, Page 282, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3540 Pewitt Road, Nashville, Tennessee 37218 and 0 Pewitt Road, Nashville, TN 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of al' 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 the 29th DAY OF APRIL, 2021.

Phuoc Vinh Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHUOC VINH PHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~30th~~ 29th of April, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212