When recorded, return to:
Providence Title, LLC
25 Century Boulevard
Suite 402
Nashville, TN 37214
File Number: _____

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-12586-TC

Karen Johnson Davidson County
Batch# 663606 DEEDWARR
06/24/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210624-0085434

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2021.

Notary Public
My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phuoc Vinh Phan 4303 B Dale Ave Nashville, TN 37204	New Owner 4303 B Dale Ave Nashville, TN 3724	119-13-0-325.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Larry H. Howell, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phuoc Vinh Phan**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot. No. 3 and Part of Lot. No. 2 on the plan of the Resubdivison of Lots Nos. 1, 2, 3, 4. 5, 6, 7, 8, and 59 in Pleasant View Subdivison of Mrs. McCombs Property, as of record in Book 843, Page 101. Registers Office for said County, described as follows.

Beginning at a point in the southerly margin of East Morton Street 271 feet east of the southeast corner of the intersection of Nolensville Pike and said Street, said beginning point being also the northeast corner of said Lot No. 3 herein described; thence with the southerly margin of East Morton street, westwardly 85 feet; thence southwardly 160 feet; thence eastwardly 15 feet to westwardly line of Lot No 3; thence with the westerly line of said Lot No. 3 southwardly 14 feet to the northerly margin of a 12 foot alley; thence with the northerly margin of said alley. eastwardly 70 feet; thence northwardly 174 feet to the southelry margin of East Morton Street. the point of beginning.

Being the same property conveyed to Larry H. Howell and wife, Shelia D. Howell, by deed from James T. Wright and wife, Barbour J. Wright, of record in Book 9212, Page 243, Register's Office for Davidson County, Tennessee, dated December 15, 1993 and recorded on January 6, 1994.

Shelia D. Howell died on April 13, 2020, leaving Larry H. Howell as the surviving tenant by the entirety. Larry H. Howell is one and the same person as Lawrence Henderson Howell.

This Instrument executed on behalf of Lawrence Henderson. Howell ("Principal") by Charles Howell pursuant to the Power of Attorney of record Instrument Number **20210615-0080464**, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **325 Morton Avenue, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2021.

GRANTOR:

Larry H. Howell by Charles Howell Attorney In Fact

Larry H. Howell by Charles Howell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Larry H. Howell and that he is authorized by Larry H. Howell to execute this instrument on his behalf.

WITNESS my hand and seal at office this 14th day of June, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO WARRANTY DEED
From: Larry H. Howell
To: Phuoc Vinh Phan

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

C Howell
Affiant

WITNESS my hand and seal at office this 14th day of June, 2021.

Jim Myers
Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY