Karen Johnson Davidson County
Batch# 673620 DEEDWARR
07/08/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210708-0092510

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marina S. Rucker	SEND TAX BILLS TO: Marina S. Rucker	MAP-PARCEL NUMBERS
(NAME) P.O. BOX 532	(NAME) P.O. BOX 532	13409005100
(ADDRESS) BRENTWOOD, TN 37024	(ADDRESS) BRENTWOOD, TN 37024	
(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, **Phu Han Tran and wife, Van B. Tran**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marina S. Rucker ,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 27 on the Plan of Woodland Hills, Phase One, as of record in Plat Book 6900, Page 666-669 and Surveyors Correction at Book 7574, Page 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phu Han Tran and wife, Van B. Tranla, by virtue of that certain Deed dated November 22, 1989, and being of record at Book 7992, Page 906 in the Register's Office of Davidson County, Tennessee.

Van B. Tran is one and the same and formerly known as Van B. Tranla, pursuant to Certificate of Name Change from the United States District Court for the Middle District of Tennessee dated October 24, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 666-669 and Surveyor's Correction at Book 7574, Page 894, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 7632, Page 974, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 3977 Atkins Dr. Nashville, TN 37211
(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 8th day of July, 2021.

Phu Han Tran

Phu Han Tran

Van B Tran

Van B. Tranla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Phu Han Tran and Van B. Tranla**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2021.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, HOLLY A MASON, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/8/2021.

Affiant Signature

7/8/2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY