WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

DM-TAG-21-2318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Hai Lin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Hai Lin	newowner	
(NAME)	(NAME)	
4473 Frost Street		**073 15 0 015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **CHUONG PHAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAI LIN, MARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 4A on the Plan of Zone Lot Division of Lots 4 and 8, Tally Green of record in Plat Book 6250, Page 521, 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 Chuong Phan, A Married Man, by Warranty Deed from Glenda Fayne Washam, A Single Woman, of record in Instrument No. 20210416-0051355, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 16, 2021.

Being the same property conveyed to Glenda Fayne Washam, Unmarried Woman, by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20040105-0001238, in the Register's Office of Davidson County, Tennessee, dated December 22, 2003 and recorded on January 05, 2004.

This conveyance is subject to:
- Taxes and assessments for the year 2021 not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of Lots 4 and 8 Tally Green, as recorded in Plat Book 6250, Page(s) 521.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tally Green, as recorded in Plat Book 6250, Page(s) 73.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2318 Tally Green Ct, Nashville, Tennessee 37214**.

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 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.

Karen Johnson Davidson County
Batch# 676041 **DEEDWARR**
07/13/2021 03:22:54 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20210713-0094296

Witness my/our hand(s) this the 7 DAY OF JULY, 2021.

Chuong Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHUONG 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 9th of July, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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